

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Lake Young / 60
Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 925
 Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$82,200	\$199,900	\$282,100	\$289,400	97.5%	8.71%
2004 Value	\$85,800	\$201,700	\$287,500	\$289,400	99.3%	8.01%
Change	+\$3,600	+\$1,800	+\$5,400		+1.8%	-0.70%
% Change	+4.4%	+0.9%	+1.9%		+1.8%	-8.04%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.70% and -8.04% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$93,400	\$185,200	\$278,600
2004 Value	\$97,900	\$187,700	\$285,600
Percent Change	+4.8%	+1.3%	+2.5%

Number of one to three unit residences in the Population: 5029

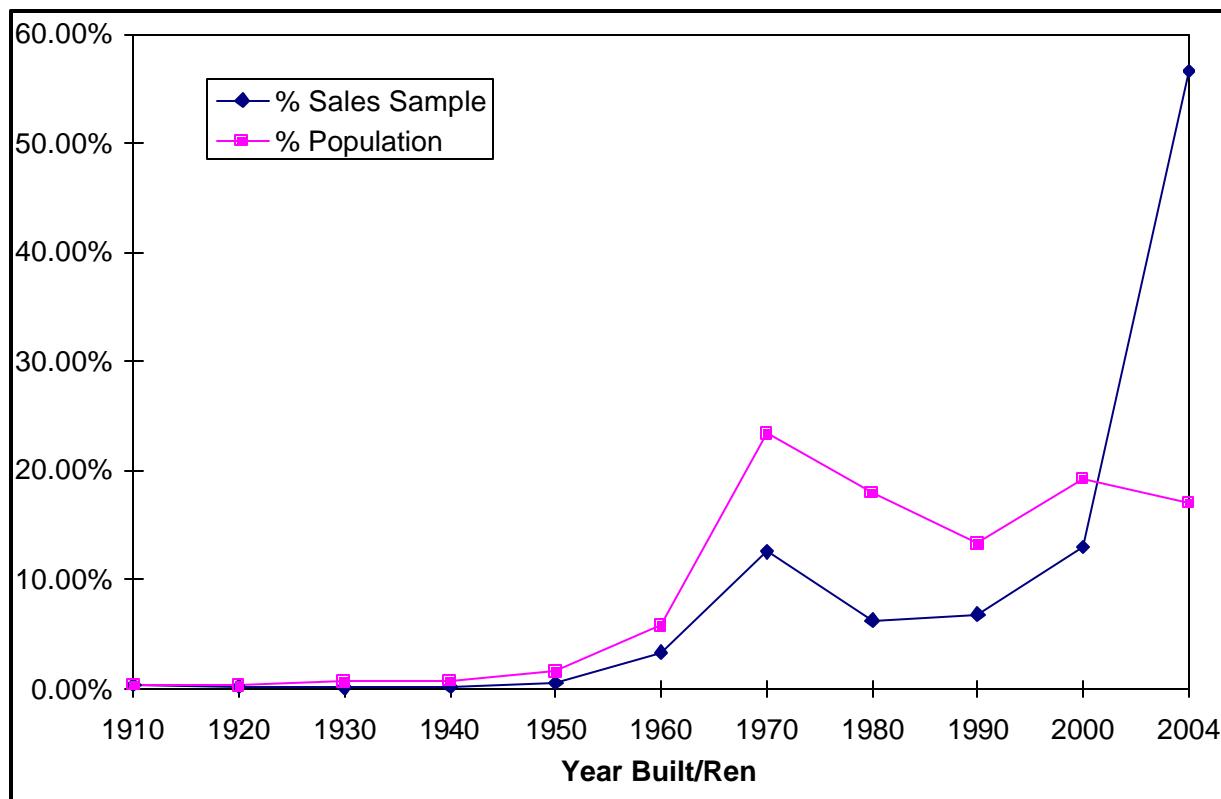
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Glennwood (Major 279980) had a higher average ratio (assessed value/sales price) than other improvements and needed a downward adjustment; however homes located in Parke Meadows (Plat 665470) and Royal Manor (Plat 745770) had a lower average ratio and the formula adjusts these properties upward, thus improving equalization. Homes that were grade 8 and higher in grade had a higher average ratio than other improvements and the formula adjusts these properties upward less than others. There were 199 improved parcels located on four small lakes in this area with only 13 market sales. There were limited sales; however, they indicated an adjustment needed to be made to improve equalization. We chose a conservative approach and applied an overall 10% upward adjustment to waterfront properties. The formula adjusts for these differences, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.32%
1920	2	0.22%
1930	1	0.11%
1940	2	0.22%
1950	5	0.54%
1960	31	3.35%
1970	116	12.54%
1980	58	6.27%
1990	63	6.81%
2000	120	12.97%
2004	524	56.65%
	925	

Population		
Year Built/Ren	Frequency	% Population
1910	16	0.32%
1920	14	0.28%
1930	33	0.66%
1940	34	0.68%
1950	78	1.55%
1960	291	5.79%
1970	1174	23.34%
1980	900	17.90%
1990	668	13.28%
2000	965	19.19%
2004	856	17.02%
	5029	

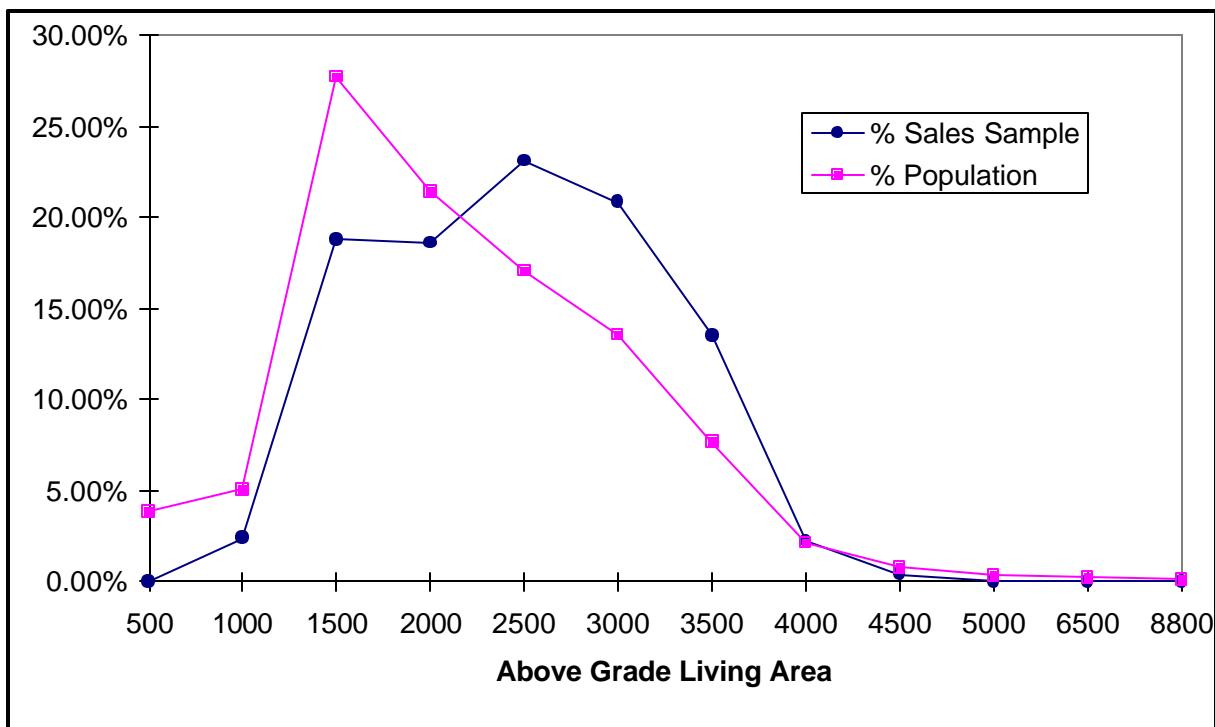


Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	22	2.38%
1500	174	18.81%
2000	172	18.59%
2500	214	23.14%
3000	193	20.86%
3500	125	13.51%
4000	21	2.27%
4500	4	0.43%
5000	0	0.00%
6500	0	0.00%
8800	0	0.00%
	925	

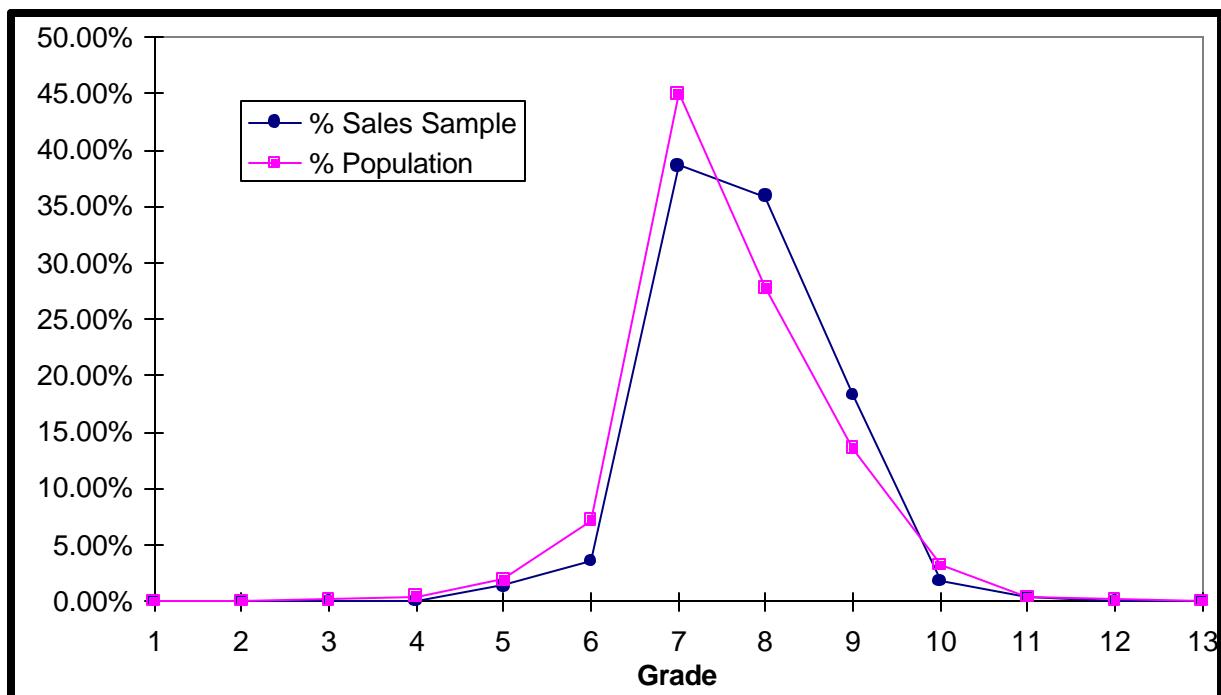
Population		
AGLA	Frequency	% Population
500	194	3.86%
1000	254	5.05%
1500	1394	27.72%
2000	1078	21.44%
2500	860	17.10%
3000	682	13.56%
3500	385	7.66%
4000	108	2.15%
4500	39	0.78%
5000	17	0.34%
6500	12	0.24%
8800	6	0.12%
	5029	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

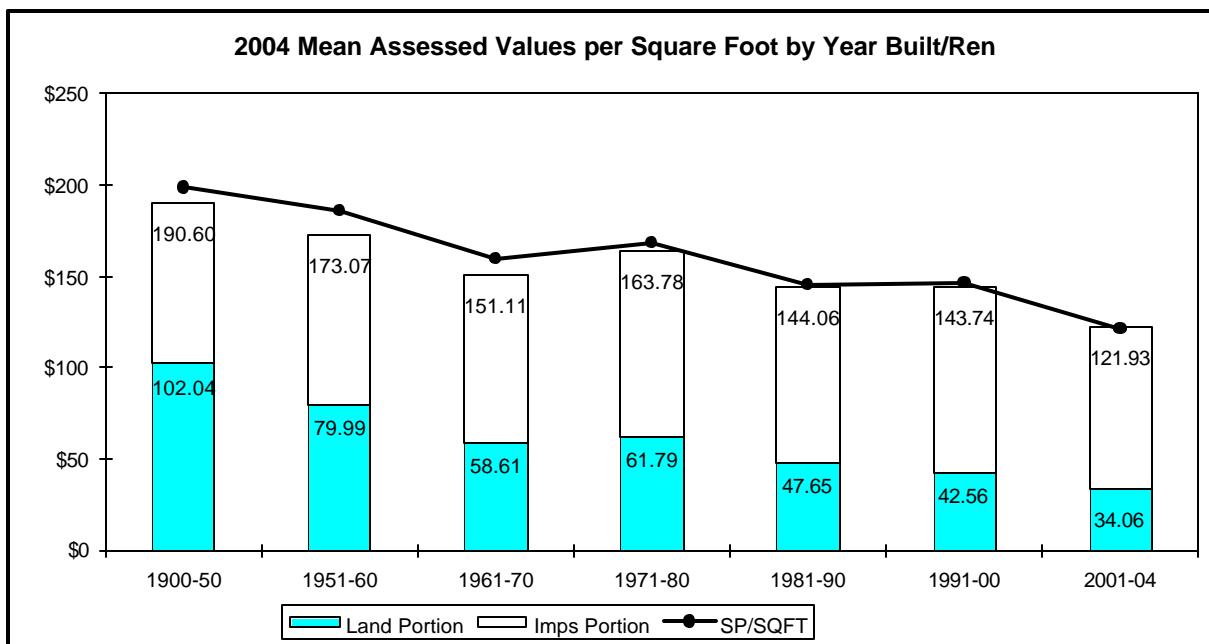
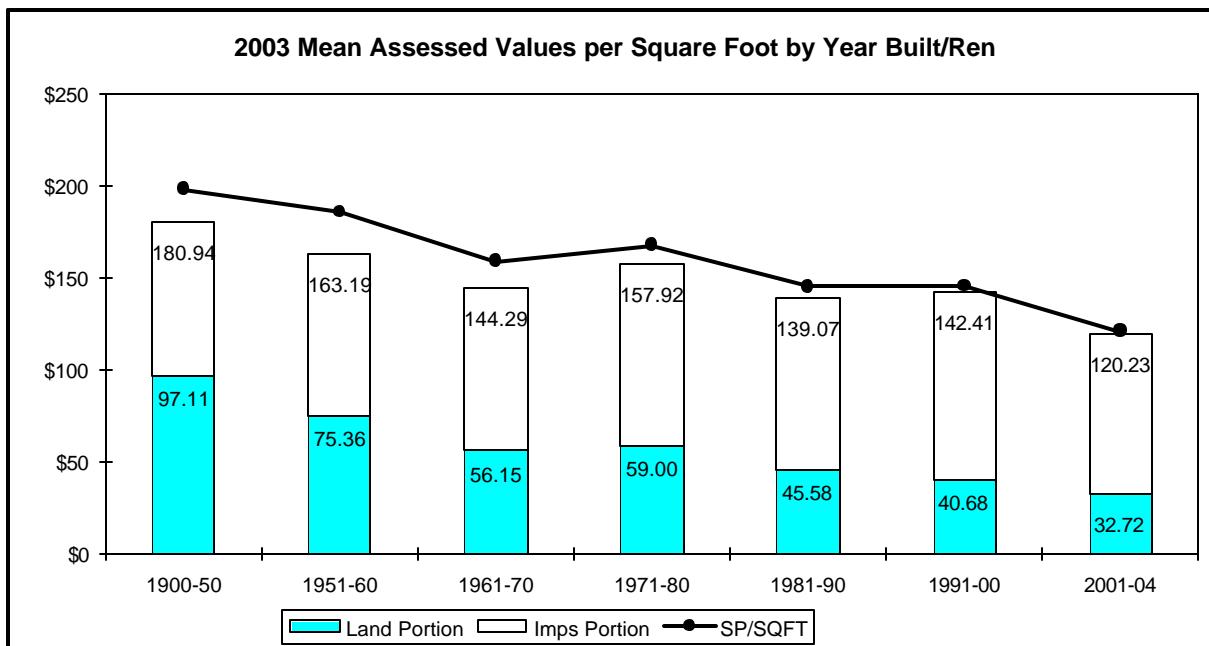
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	8	0.16%
4	0	0.00%	4	24	0.48%
5	13	1.41%	5	97	1.93%
6	33	3.57%	6	363	7.22%
7	357	38.59%	7	2262	44.98%
8	332	35.89%	8	1398	27.80%
9	169	18.27%	9	683	13.58%
10	17	1.84%	10	164	3.26%
11	4	0.43%	11	20	0.40%
12	0	0.00%	12	8	0.16%
13	0	0.00%	13	2	0.04%
	925			5029	



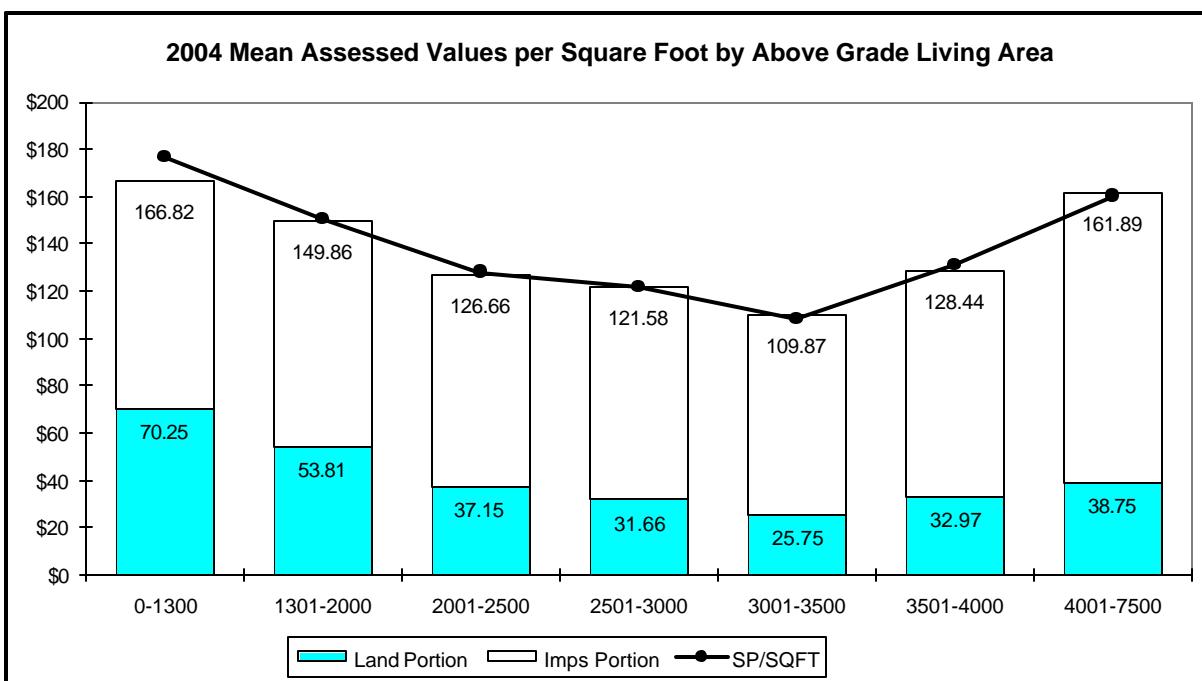
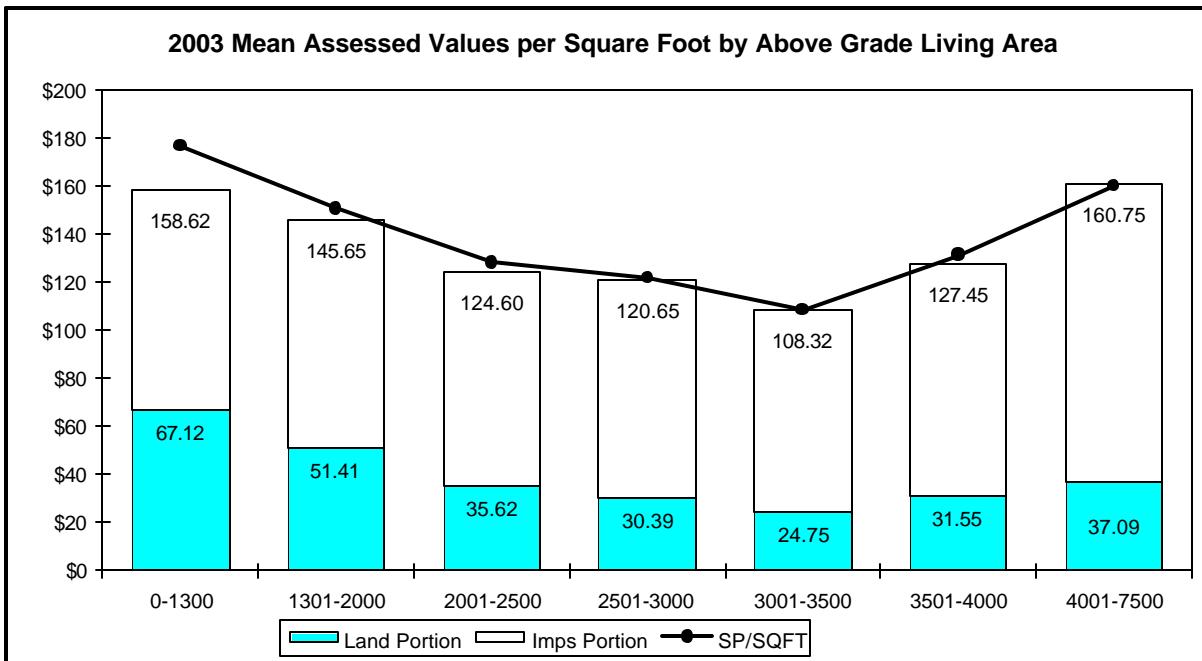
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



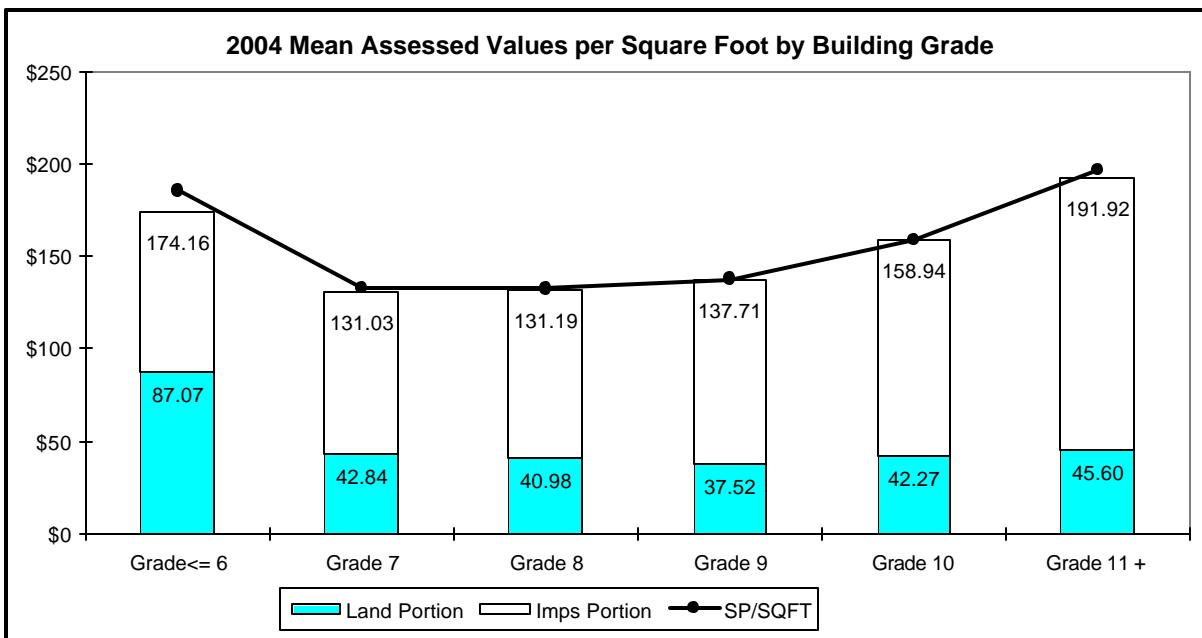
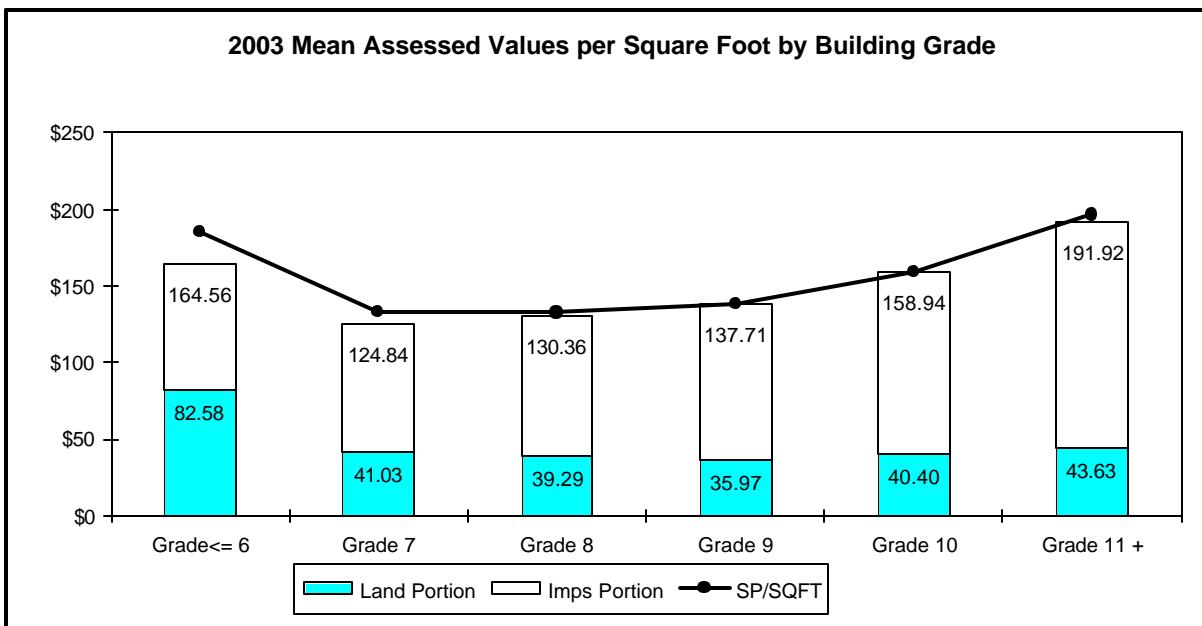
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 42 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.8% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Non-Waterfront Land Value} = 2003 \text{ Land Value} \times 1.05$$

$$2004 \text{ Lakefront Land Value} = 2003 \text{ Lane Value} \times 1.10$$

All results are rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 925 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Glennwood (Major 279980) had a higher average ratio (assessed value/sales price) than other improvements and needed a downward adjustment; however homes located in Parke Meadows (Plat 665470) and Royal Manor (Plat 745770) had a lower average ratio and the formula adjusts these properties upward, thus improving equalization. Homes that were grade 8 and higher in grade had a higher average ratio than other improvements and the formula adjusts these properties upward less than others. There were 199 improved parcels located on four small lakes in this area with only 13 market sales. There were limited sales; however, they indicated an adjustment needed to be made to improve equalization. We chose a conservative approach and applied an overall 10% upward adjustment to waterfront properties. The formula adjusts for these differences, thus improving equalization.

The derived adjustment formula for non-waterfront is:

2004 Total Value = 2003 Total Value / .9489657 + (0.1553782) if in Plat 279980 + (-0.07146565) if in Plat 665470 + (-0.07571932) if in Plat 745770 + (0.05066401) if grade = 8 or higher.

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

The derived adjustment formula for lakefront is:

2004 Total Value = 2003 Total Value * 1.10.

The resulting total value is rounded down to the next \$1,000, then:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.009)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.009).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, they will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were 31 mobile home sales for a separate analysis. The sales indicate that mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2004 Total Value = 2004 Land Value + Previous Improvement Value * 1.009, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 60 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply) -- Non-Waterfront Formula

5.45%

Glennwood Plat279980	Yes
% Adjustment	-14.90%
Parke Meadows Plat665470	Yes
% Adjustment	8.37%
Royal Manor Plat745770	Yes
% Adjustment	9.07%
Grade >=8	Yes
% Adjustment	-5.24%

Comments

The 5.45% adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 7 parcel in Plat 279980 would approximately receive a 9.45% downward adjustment (5.45% - 14.90%).

A grade 8 parcel in Plat 665470 would *approximately* receive a 8.58% upward adjustment (5.45% + 8.37% - 5.24%).

A grade 7 parcel in Plat 745770 would approximately receive a 14.52% upward adjustment (5.45% + 9.07%). This would only affect 25 parcels.

Generally newer, higher grade parcels were at a higher assessment level than older lower grade parcels. This model corrects for these strata differences. 51% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

LAKEFRONT FORMULA

2004 Total Value = 2003 Total Value * 1.10

2004 Improvement Value = 2004 Total Value minus 2004 Land Value

Area 60 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
279980	Glennwood	15	34	44%	NW25-22-5	7	7	2003	164 th Ave. SE and SE 263 rd St.
665470	Parke Meadows	31	37	84%	NW19-22-6	7	8	2002-2003	180 th Ave. SE and SE 246 th St.
745770	Royal Manor	6	25	24%	SW19-22-6	7	7	1968	SE Wax Rd. and 181 st Ave. SE

Area 60 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	13	0.925	0.976	5.5%	0.903	1.048
6	33	0.882	0.935	6.1%	0.899	0.972
7	357	0.953	0.998	4.7%	0.989	1.006
8	332	0.984	0.991	0.7%	0.982	0.999
9	169	0.999	0.999	0.0%	0.989	1.010
10	17	0.997	0.997	0.0%	0.961	1.032
11	4	0.977	0.977	0.0%	0.770	1.184
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1960	40	0.901	0.953	5.9%	0.919	0.988
1960-1969	107	0.910	0.951	4.5%	0.934	0.968
1970-1979	65	0.936	0.964	3.0%	0.937	0.990
1980-1989	51	0.964	1.002	3.9%	0.978	1.026
1990-1999	123	0.982	0.989	0.7%	0.976	1.002
>=2000	539	0.991	1.005	1.4%	0.999	1.010
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	2	0.964	0.987	2.3%	0.801	1.173
Average	788	0.983	0.999	1.6%	0.994	1.004
Good	125	0.915	0.954	4.3%	0.937	0.972
Very Good	10	0.853	0.906	6.3%	0.799	1.013
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	254	0.924	0.963	4.2%	0.951	0.975
1.5	11	0.945	0.967	2.3%	0.890	1.044
2	660	0.989	1.002	1.3%	0.997	1.008
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1200	106	0.892	0.939	5.2%	0.923	0.954
1201-2000	262	0.967	0.996	2.9%	0.985	1.006
2001-2500	214	0.974	0.990	1.6%	0.980	1.000
2501-3000	193	0.990	0.997	0.8%	0.988	1.007
3001-4000	146	0.996	1.009	1.3%	0.996	1.022
4001-5000	4	1.005	1.012	0.7%	0.880	1.143

Area 60 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

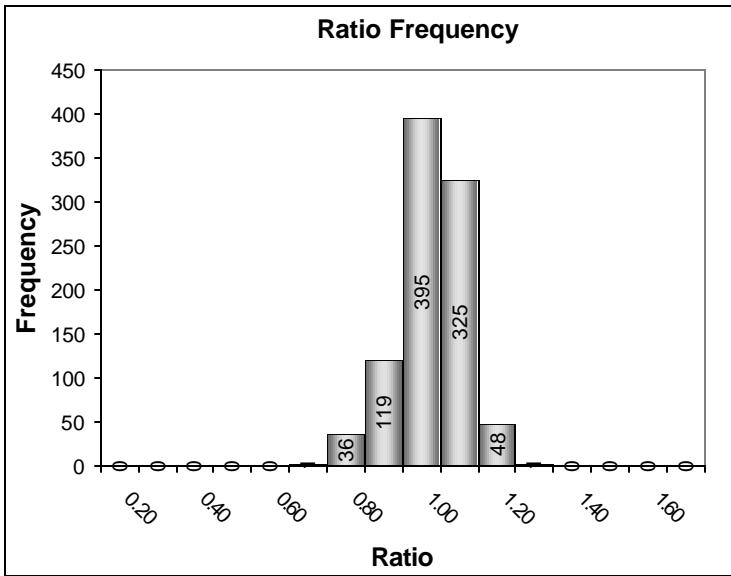
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	892	0.979	0.997	1.8%	0.992	1.002
Y	33	0.892	0.927	3.9%	0.884	0.969
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	912	0.978	0.995	1.8%	0.990	1.000
Y	13	0.812	0.893	10.0%	0.816	0.970
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3	347	0.981	0.992	1.1%	0.983	1.002
7	578	0.970	0.994	2.5%	0.988	1.000
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<10000	680	0.988	1.003	1.6%	0.999	1.008
10001-15000	89	0.955	0.987	3.3%	0.965	1.008
15001-25000	44	0.927	0.966	4.1%	0.934	0.998
25001-43559	24	0.915	0.945	3.3%	0.897	0.994
1AC-10AC	85	0.942	0.959	1.7%	0.934	0.983
10AC-20AC	3	0.980	1.007	2.7%	0.742	1.271
Glennwood Plat 279980	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	912	0.973	0.993	2.1%	0.988	0.998
Y	13	1.107	1.000	-9.6%	0.977	1.022
Parke Meadows Plat 665470	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	894	0.977	0.993	1.7%	0.988	0.999
Y	31	0.923	0.992	7.5%	0.964	1.020
Royal Manor Plat 745770	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	919	0.975	0.993	1.9%	0.988	0.999
Y	6	0.873	0.997	14.1%	0.908	1.086

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SE/ Team - 2	Lien Date: 01/01/2003	Date of Report: 3/10/2004	Sales Dates: 1/2002 - 12/2003
Area 60 - Lake Young	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	925		
Mean Assessed Value	282,100		
Mean Sales Price	289,400		
Standard Deviation AV	88,819		
Standard Deviation SP	89,306		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.975		
Median Ratio	0.980		
Weighted Mean Ratio	0.975		
UNIFORMITY			
Lowest ratio	0.649		
Highest ratio:	1.233		
Coefficient of Dispersion	6.78%		
Standard Deviation	0.085		
Coefficient of Variation	8.71%		
Price Related Differential (PRD)	1.000		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.975		
Upper limit	0.985		
95% Confidence: Mean			
Lower limit	0.969		
Upper limit	0.980		
SAMPLE SIZE EVALUATION			
N (population size)	5029		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.085		
Recommended minimum:	12		
Actual sample size:	925		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	436		
# ratios above mean:	489		
Z:	1.743		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



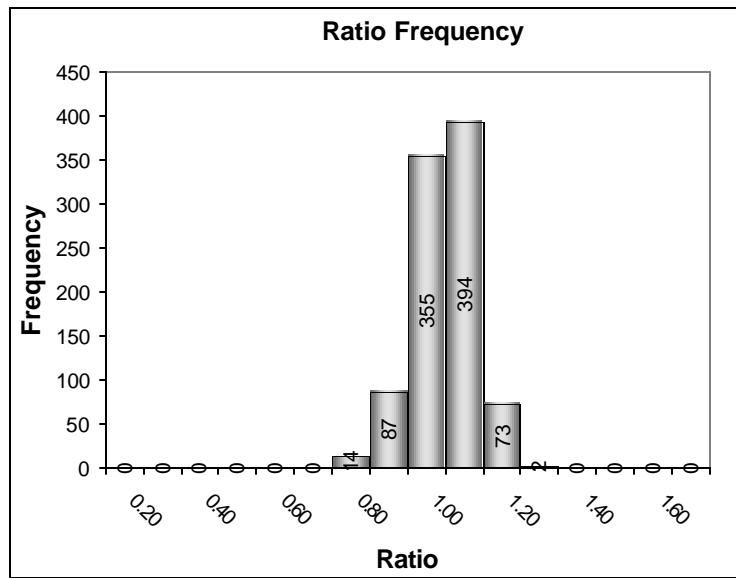
COMMENTS:

1 to 3 Unit Residences throughout area 60

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SE/ Team - 2	Lien Date: 01/01/2004	Date of Report: 3/10/2004	Sales Dates: 1/2002 - 12/2003
Area 60 - Lake Young	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 925			
<i>Mean Assessed Value</i> 287,500			
<i>Mean Sales Price</i> 289,400			
<i>Standard Deviation AV</i> 86,440			
<i>Standard Deviation SP</i> 89,306			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.997			
<i>Median Ratio</i> 1.001			
<i>Weighted Mean Ratio</i> 0.993			
UNIFORMITY			
<i>Lowest ratio</i> 0.713			
<i>Highest ratio:</i> 1.233			
<i>Coefficient of Dispersion</i> 6.26%			
<i>Standard Deviation</i> 0.080			
<i>Coefficient of Variation</i> 8.01%			
<i>Price Related Differential (PRD)</i> 1.004			
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i> 0.995			
<i>Upper limit</i> 1.008			
95% Confidence: Mean			
<i>Lower limit</i> 0.992			
<i>Upper limit</i> 1.002			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 5029			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.080			
Recommended minimum: 10			
<i>Actual sample size:</i> 925			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 443			
# ratios above mean: 482			
Z: 1.282			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 60

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	322306	9116	1/10/02	\$185,000	660	0	5	1929	4	107593	N	N	18708 196TH AV SE
003	511290	0560	9/6/02	\$159,900	700	0	5	1973	5	20000	N	N	16635 186TH AV SE
003	511280	0130	7/30/03	\$160,550	710	0	5	1957	4	19159	N	N	19015 SE 170TH ST
003	511280	0130	7/22/02	\$154,900	710	0	5	1957	4	19159	N	N	19015 SE 170TH ST
003	401080	0080	3/21/02	\$212,000	830	0	5	1951	3	24440	Y	Y	18570 W LAKE DESIRE DR SE
003	511280	0200	4/9/02	\$159,000	1190	0	5	1958	3	35100	N	N	16845 190TH AV SE
003	511280	0221	11/18/03	\$165,000	1450	0	5	1958	4	20800	N	N	16819 190TH AV SE
003	511300	0330	3/21/03	\$219,000	1000	0	6	1961	3	20000	N	N	19015 SE 163RD ST
003	117300	0030	2/7/03	\$175,000	1010	0	6	1968	4	9600	N	N	19440 SE 176TH ST
003	511280	0418	4/10/03	\$175,000	1020	0	6	1962	3	10500	N	N	16822 194TH AV SE
003	511280	0211	2/21/03	\$153,000	1030	0	6	1964	3	17550	N	N	16831 190TH AV SE
003	770190	0050	12/4/02	\$249,000	1040	700	6	1984	3	18661	N	N	19114 SE 213TH ST
003	770260	0180	6/17/02	\$245,500	1080	0	6	1957	3	21204	Y	Y	17243 SE 192ND DR
003	770260	0280	11/24/03	\$310,000	1140	0	6	1952	3	13716	Y	Y	17433 SE 192ND DR
003	770170	0280	7/24/02	\$191,000	1150	0	6	1966	4	21000	N	N	18610 SE 215TH ST
003	302306	9065	12/4/02	\$175,000	1200	1200	6	1961	3	26136	N	N	19005 SE 164TH ST
003	072206	9209	11/10/03	\$203,596	1210	390	6	1914	4	72745	N	N	22006 PETER GRUBB RD SE
003	302306	9078	6/6/03	\$179,250	1320	0	6	1957	4	10890	N	N	19207 SE 164TH ST
003	511280	0417	5/19/03	\$175,000	1330	0	6	1962	3	7950	N	N	19411 SE 168TH ST
003	072206	9047	3/19/02	\$350,000	1380	1050	6	2000	3	17768	Y	Y	22023 196TH AV SE
003	172206	9019	4/29/03	\$379,000	1410	720	6	1936	5	274428	N	N	20401 SE 232ND ST
003	062206	9030	9/16/02	\$525,000	1540	780	6	1955	4	245242	N	N	19012 SE PIPE LINE RD
003	770260	0670	9/26/02	\$313,000	1540	0	6	1983	4	18444	Y	Y	17626 SE 196TH DR
003	302306	9030	12/16/03	\$165,000	1620	0	6	1958	4	23958	N	N	19404 SE 168TH ST
003	511325	0200	1/21/03	\$195,000	1800	0	6	1988	3	16038	N	N	18435 SE 162ND ST
003	793760	0715	6/11/02	\$359,000	1870	80	6	1950	4	23560	Y	Y	18214 WEST SPRING LAKE DR SE
003	082206	9069	2/27/03	\$350,000	1060	600	7	1991	3	218671	N	N	20607 SE 222ND ST
003	511300	0600	4/10/03	\$219,950	1070	950	7	1960	3	24800	N	N	19057 SE 161ST ST
003	322306	9119	9/9/03	\$290,000	1080	720	7	1972	3	43783	N	N	19018 196TH AV SE
003	770162	0020	8/20/02	\$220,000	1140	580	7	1969	4	18903	N	N	21412 191ST AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	122205	9056	11/26/02	\$243,000	1200	400	7	1991	3	43430	N	N	17523 SE 214TH ST
003	400840	0476	12/10/03	\$305,000	1220	265	7	1970	4	14800	N	N	18005 E LAKE DESIRE DR SE
003	302306	9145	9/17/03	\$220,000	1260	0	7	1968	4	23958	N	N	19440 SE 168TH ST
003	322306	9111	4/23/03	\$285,000	1270	100	7	1968	4	97574	Y	N	20108 SE 185TH PL
003	511290	0130	5/8/02	\$226,000	1300	0	7	1991	3	29700	N	N	16604 188TH AV SE
003	793760	0465	5/29/03	\$325,000	1310	0	7	1954	5	30100	Y	Y	19206 SE 184TH ST
003	092206	9135	12/16/03	\$328,900	1330	620	7	1972	3	108908	N	N	21625 215TH PL SE
003	511280	0052	9/12/03	\$265,000	1330	940	7	1978	4	24000	N	N	17019 193RD AV SE
003	511290	0095	3/20/02	\$191,000	1340	0	7	1970	3	12100	N	N	16646 188TH AV SE
003	511310	0290	4/25/02	\$204,900	1370	860	7	1968	3	21390	N	N	18806 SE 161ST ST
003	511300	0160	9/24/02	\$176,500	1430	610	7	1963	3	43560	Y	N	16011 194TH AV SE
003	092206	9144	8/1/02	\$280,000	1440	0	7	1982	3	126759	N	N	22109 218TH AV SE
003	172206	9122	8/21/02	\$318,000	1490	1490	7	1983	3	225640	N	N	23105 207TH AV SE
003	062206	9107	12/16/02	\$310,000	1520	490	7	1991	3	53143	N	N	18603 SE 207TH ST
003	511280	0363	8/26/03	\$249,950	1530	0	7	1970	4	12150	N	N	19003 SE 168TH ST
003	793760	0130	7/17/02	\$238,500	1550	0	7	1988	3	40000	N	N	18419 196TH AV SE
003	770260	0250	5/9/03	\$478,000	1570	1120	7	1960	5	13662	Y	Y	17415 SE 192ND DR
003	511290	0211	10/28/03	\$242,000	1600	700	7	1958	4	24900	N	N	16611 192ND AV SE
003	322306	9073	2/28/02	\$214,500	1630	0	7	1958	3	25439	N	N	18528 196TH AV SE
003	252305	9038	4/8/02	\$250,000	1640	1000	7	1958	4	45612	N	N	17235 174TH AV SE
003	770260	0230	6/24/02	\$425,000	1660	1660	7	1980	4	14763	Y	Y	17403 SE 192ND DR
003	511290	0170	8/20/03	\$256,000	1720	0	7	1992	3	24000	N	N	19042 SE 168TH ST
003	770260	0430	4/23/02	\$375,000	1760	0	7	1959	4	16840	Y	Y	17655 SE 192ND DR
003	770170	0560	5/20/03	\$271,500	1830	0	7	1991	3	18607	N	N	18519 SE 216TH ST
003	172206	9054	4/15/03	\$385,000	1860	1960	7	1962	3	107157	N	N	22437 212TH AV SE
003	780190	0010	9/22/03	\$359,750	1880	0	7	1994	3	54014	N	N	20410 SE 194TH PL
003	869150	0470	8/20/03	\$246,560	1900	0	7	2003	3	6206	N	N	16940 SE 183RD PL
003	082206	9055	12/30/03	\$370,000	1940	0	7	1980	3	218671	N	N	20630 SE 222ND ST
003	172206	9157	9/17/03	\$320,000	1980	0	7	1989	3	217800	N	N	22416 202ND AV SE
003	182206	9108	1/22/03	\$232,000	2030	0	7	1971	4	51400	N	N	19029 SE 237TH PL
003	252305	9016	8/1/03	\$340,000	2030	0	7	1984	4	38450	N	N	17727 SE 173RD PL

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	869150	0050	6/17/03	\$261,975	2230	0	7	2003	3	5787	N	N	18118 171ST AV SE
003	869150	0100	6/27/03	\$273,223	2230	0	7	2003	3	8005	N	N	17117 SE 180TH CT
003	092206	9066	8/22/03	\$374,950	2240	0	7	1958	4	96703	N	N	21717 SE PETROVITSKY RD
003	869150	0060	7/10/03	\$251,736	2240	0	7	2003	3	5908	N	N	18110 171ST AV SE
003	869150	0460	8/20/03	\$253,000	2240	0	7	2003	3	6516	N	N	16948 SE 183RD PL
003	869150	0440	8/20/03	\$248,400	2290	0	7	2003	3	6296	N	N	17008 SE 183RD PL
003	869150	0030	6/30/03	\$274,435	2330	0	7	2003	3	7538	N	N	17118 SE 181ST PL
003	072206	9217	6/12/03	\$460,000	2400	1080	7	1998	3	41988	Y	Y	21456 191ST PL SE
003	400840	0350	6/27/02	\$397,500	2470	0	7	1951	4	33916	Y	Y	17409 E LAKE DESIRE DR SE
003	869150	0430	8/20/03	\$317,400	2480	0	7	2003	3	6296	N	N	17014 SE 183RD PL
003	869150	0450	8/20/03	\$315,560	2820	0	7	2003	3	6603	N	N	16956 SE 183RD PL
003	072206	9266	6/24/03	\$403,000	2870	0	7	1989	3	220849	N	N	20908 188TH AV SE
003	082206	9072	7/11/02	\$395,000	2890	0	7	1986	3	245760	N	N	22211 SWEENEY RD SE
003	869150	0020	11/3/03	\$323,965	2910	0	7	2003	3	6796	N	N	17124 SE 181ST PL
003	770170	0470	3/24/03	\$339,950	3040	0	7	2000	3	20868	N	N	21520 185TH AV SE
003	869150	0420	8/20/03	\$317,400	3220	0	7	2003	3	6842	N	N	17020 SE 183RD PL
003	042206	9088	8/11/03	\$475,000	3600	0	7	1983	3	224334	Y	N	20712 216TH AV SE
003	869150	0540	8/20/03	\$379,040	3930	0	7	2003	3	6300	N	N	17011 SE 183RD PL
003	869150	0570	7/15/03	\$392,995	3930	0	7	2003	3	7419	N	N	18222 - 171ST AV SE
003	869150	0660	7/16/03	\$398,475	3930	0	7	2003	3	6241	N	N	18240 171ST CT SE
003	869150	0550	8/20/03	\$363,400	4190	0	7	2003	3	6301	N	N	17019 SE 183RD PL
003	793760	0795	12/13/02	\$352,000	1110	500	8	1963	4	126324	N	N	18401 WEST SPRING LAKE DR SE
003	092206	9104	9/22/03	\$307,500	1200	600	8	1968	4	36000	N	N	22250 SWEENEY RD SE
003	793810	0040	1/22/02	\$238,500	1450	810	8	1981	4	13750	N	N	18633 SE 180TH ST
003	072206	9225	9/4/03	\$335,000	1480	0	8	1968	4	126324	N	N	21620 196TH AV SE
003	182206	9061	9/16/02	\$285,000	1500	790	8	1977	3	68389	N	N	19040 SE 240TH ST
003	955802	0630	3/28/02	\$244,350	1540	0	8	2002	3	3510	N	N	17217 WOODSIDE DR SE
003	955802	0660	5/15/02	\$235,965	1540	0	8	2002	3	4892	N	N	17129 WOODSIDE DR SE
003	955802	0680	6/7/02	\$240,625	1540	0	8	2002	3	3450	N	N	17113 WOODSIDE DR SE
003	955802	0700	5/13/02	\$232,496	1540	0	8	2002	3	3656	N	N	16511 171ST PL SE
003	955802	0750	6/23/02	\$235,060	1540	0	8	2002	3	5539	N	N	17077 165TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955802	0790	11/15/02	\$266,278	1540	0	8	2003	3	4871	N	N	17045 165TH AV SE
003	955802	0810	11/19/02	\$238,295	1540	0	8	2003	3	4226	N	N	17029 165TH AV SE
003	955802	0830	9/19/02	\$246,294	1540	0	8	2003	3	3089	N	N	17012 165TH AV SE
003	955802	0850	6/23/02	\$227,950	1540	0	8	2002	3	2930	N	N	17028 165TH AV SE
003	955802	0890	12/20/02	\$239,950	1540	0	8	2002	3	2930	N	N	17060 165TH AV SE
003	322306	9120	11/6/03	\$300,000	1610	0	8	1975	3	130680	N	N	19004 196TH AV SE
003	955804	1000	6/24/03	\$252,615	1660	0	8	2003	3	3645	N	N	16748 WOODSIDE DR SE
003	955804	1020	8/22/03	\$257,505	1660	0	8	2003	3	3897	N	N	16761 WOODSIDE DR SE
003	955804	1060	8/8/03	\$243,520	1660	0	8	2003	3	3793	N	N	16731 WOODSIDE DR SE
003	955804	1110	5/19/03	\$264,116	1660	0	8	2003	3	3518	N	N	16858 164TH WY SE
003	955804	1130	6/23/03	\$273,267	1660	0	8	2003	3	3584	N	N	16842 164TH WY SE
003	955802	0960	9/27/02	\$239,640	1710	0	8	2003	3	2943	N	N	17039 WOODSIDE DR SE
003	793760	0095	6/20/02	\$278,500	1750	450	8	1986	4	23452	N	N	18122 EAST SPRING LAKE DR SE
003	322306	9014	2/27/02	\$361,000	1820	0	8	1975	3	263538	N	N	19641 SE 189TH PL
003	955804	0980	8/21/03	\$263,375	1825	0	8	2003	3	3614	N	N	16732 WOODSIDE DR SE
003	955803	0020	12/17/02	\$245,555	1830	0	8	2002	3	3556	N	N	16909 WOODSIDE DR SE
003	955803	0040	1/3/03	\$240,926	1830	0	8	2002	3	3707	N	N	16925 WOODSIDE DR SE
003	955803	0060	2/14/03	\$249,950	1830	0	8	2002	3	3579	N	N	16941 WOODSIDE DR SE
003	955803	0090	3/19/03	\$256,500	1830	0	8	2003	3	4872	N	N	16943 165TH PL SE
003	955803	0140	2/13/03	\$245,243	1830	0	8	2002	3	6913	N	N	16903 165TH PL SE
003	955803	0150	2/4/03	\$253,008	1830	0	8	2002	3	4974	N	N	16897 WOODSIDE DR SE
003	955803	0190	3/7/03	\$253,263	1830	0	8	2003	3	5262	N	N	16427 SE 168TH PL
003	400840	0085	7/18/02	\$415,000	1830	0	8	1998	3	14079	Y	Y	18312 W LAKE DESIRE DR SE
003	955801	0170	2/20/03	\$280,500	1850	0	8	2003	3	4596	N	N	16924 166TH PL SE
003	955802	0620	3/28/02	\$272,250	1890	0	8	2002	3	3835	N	N	17240 164TH WY SE
003	955802	0650	7/31/03	\$285,000	1890	0	8	2002	3	3995	N	N	17201 WOODSIDE DR SE
003	955802	0650	5/28/02	\$252,735	1890	0	8	2002	3	3995	N	N	17201 WOODSIDE DR SE
003	955802	0690	6/23/02	\$256,020	1890	0	8	2002	3	3482	N	N	17105 WOODSIDE DR SE
003	955802	0720	9/25/02	\$258,365	1890	0	8	2002	3	5124	N	N	16523 SE 171ST PL
003	955802	0740	6/23/02	\$261,366	1890	0	8	2002	3	8010	N	N	16503 SE 171ST PL
003	955802	0770	11/12/02	\$262,515	1890	0	8	2003	3	5262	N	N	17061 165TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955802	0820	12/19/02	\$258,574	1890	0	8	2003	3	3890	N	N	17021 165TH AV SE
003	955802	0860	7/9/02	\$261,252	1890	0	8	2002	3	2927	N	N	17036 165TH AV SE
003	955802	0900	9/3/02	\$260,070	1890	0	8	2002	3	2957	N	N	17068 165TH AV SE
003	955802	0920	8/22/02	\$249,380	1890	0	8	2002	3	3691	N	N	17071 WOODSIDE DR SE
003	955802	0940	9/27/02	\$273,386	1890	0	8	2002	3	2943	N	N	17055 WOODSIDE DR SE
003	955802	0990	8/13/02	\$254,001	1890	0	8	2002	3	2957	N	N	17015 WOODSIDE DR SE
003	955804	0990	6/20/03	\$271,899	1890	0	8	2003	3	3840	N	N	16740 WOODSIDE DR SE
003	955804	1030	8/26/03	\$268,528	1890	0	8	2003	3	3592	N	N	16753 WOODSIDE DR SE
003	955804	1070	9/18/03	\$275,779	1890	0	8	2003	3	4256	N	N	16721 WOODSIDE DR SE
003	955804	1120	5/27/03	\$271,305	1890	0	8	2003	3	3510	N	N	16850 164TH WY SE
003	955802	0410	7/29/03	\$341,950	1900	0	8	2002	3	4750	N	N	16920 164TH WY SE
003	955802	0870	7/18/02	\$244,730	1900	0	8	2002	3	2927	N	N	17044 165TH AV SE
003	955802	0980	8/27/02	\$239,391	1900	0	8	2002	3	2943	N	N	17023 WOODSIDE DR SE
003	042206	9090	4/30/02	\$379,000	1910	0	8	1983	3	210830	Y	N	20606 216TH AV SE
003	312306	9018	8/16/02	\$390,000	1910	0	8	1996	3	206039	N	N	18787 W LAKE DESIRE DR SE
003	955802	1060	3/24/03	\$310,788	1910	0	8	2003	3	4821	N	N	16719 166TH PL SE
003	793810	0060	4/25/03	\$345,000	1940	540	8	1967	4	15870	N	N	18027 187TH AV SE
003	955804	1010	7/8/03	\$271,664	1945	0	8	2003	3	5170	N	N	16756 WOODSIDE DR SE
003	955804	1100	6/12/03	\$275,200	1945	0	8	2003	3	4345	N	N	16866 164TH WY SE
003	955804	1140	6/4/03	\$279,228	1945	0	8	2003	3	5855	N	N	16834 164TH WY SE
003	052206	9105	3/25/03	\$404,250	1960	0	8	1994	3	209523	N	N	20929 SE 206TH ST
003	511280	0195	8/14/02	\$247,950	1980	0	8	2002	3	11689	N	N	18912 SE 170TH ST
003	955803	0170	2/18/03	\$255,525	1980	0	8	2002	3	5011	N	N	16881 WOODSIDE DR SE
003	955802	0640	4/28/03	\$289,950	1990	0	8	2002	3	3480	N	N	17209 WOODSIDE DR SE
003	955802	0640	3/28/02	\$287,100	1990	0	8	2002	3	3480	N	N	17209 WOODSIDE DR SE
003	955802	0670	9/25/03	\$285,000	1990	0	8	2002	3	3450	N	N	17121 WOODSIDE DR SE
003	955802	0670	7/23/02	\$273,950	1990	0	8	2002	3	3450	N	N	17121 WOODSIDE DR SE
003	955802	0710	9/26/02	\$269,950	1990	0	8	2002	3	4221	N	N	16517 SE 171ST PL
003	955802	0730	6/15/02	\$267,510	1990	0	8	2002	3	5888	N	N	17228 164TH WY SE
003	955802	0760	12/10/02	\$260,210	1990	0	8	2002	3	5143	N	N	17071 165TH AV SE
003	955802	0780	12/18/02	\$266,935	1990	0	8	2003	3	5052	N	N	17053 165TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955802	0800	2/25/03	\$268,000	1990	0	8	2003	3	4608	N	N	17037 165TH AV SE
003	955802	0880	3/27/03	\$259,950	1990	0	8	2002	3	2939	N	N	17052 165TH AV SE
003	955802	0930	1/22/03	\$259,950	1990	0	8	2002	3	2943	N	N	17063 WOODSIDE DR SE
003	955802	0950	11/21/02	\$261,905	1990	0	8	2002	3	2943	N	N	17047 WOODSIDE DR SE
003	955802	0970	2/19/03	\$259,950	1990	0	8	2003	3	2943	N	N	17031 WOODSIDE DR SE
003	955802	1000	10/28/02	\$274,752	1990	0	8	2003	3	3808	N	N	17007 WOODSIDE DR SE
003	955803	0010	12/31/02	\$256,225	2010	0	8	2002	3	3530	N	N	16901 WOODSIDE DR SE
003	955803	0030	1/16/03	\$264,084	2010	0	8	2002	3	3743	N	N	16917 WOODSIDE DR SE
003	955803	0050	5/19/03	\$273,675	2010	0	8	2002	3	3641	N	N	16933 WOODSIDE DR SE
003	955803	0070	2/4/03	\$258,808	2010	0	8	2002	3	3522	N	N	16949 WOODSIDE DR SE
003	955803	0100	3/31/03	\$264,190	2010	0	8	2003	3	4718	N	N	16935 165TH PL SE
003	955803	0120	4/23/03	\$262,630	2010	0	8	2003	3	5273	N	N	16919 165TH PL SE
003	955803	0130	4/23/03	\$266,270	2010	0	8	2003	3	4167	N	N	16911 165TH PL SE
003	955803	0160	2/14/03	\$266,722	2010	0	8	2003	3	3718	N	N	16889 WOODSIDE DR SE
003	955803	0180	3/25/03	\$267,210	2010	0	8	2002	3	5026	N	N	16435 SE 168TH PL
003	955801	0190	9/12/03	\$298,315	2060	0	8	2003	3	4499	N	N	16908 166TH PL SE
003	955801	0160	5/12/03	\$324,252	2090	0	8	2003	3	4601	Y	N	16932 166TH PL SE
003	955802	1050	3/19/03	\$330,348	2090	0	8	2003	3	4981	Y	N	16727 166TH PL SE
003	955800	0970	9/19/03	\$284,950	2120	0	8	2002	3	4672	N	N	16956 166TH PL SE
003	955800	0960	5/28/03	\$295,000	2130	0	8	2002	3	5147	N	N	16964 166TH PL SE
003	092206	9121	10/13/03	\$364,000	2180	0	8	1985	3	148975	N	N	21728 215TH AV SE
003	955800	0180	1/27/03	\$296,870	2210	0	8	2002	3	3590	N	N	17013 PARKSIDE WY SE
003	955800	0190	4/8/02	\$280,750	2210	0	8	2002	3	3827	N	N	17021 PARKSIDE WY SE
003	955800	0930	11/7/02	\$296,990	2210	0	8	2002	3	3528	N	N	17018 166TH PL SE
003	955800	0940	5/13/03	\$309,485	2210	0	8	2002	3	3452	N	N	17010 166TH PL SE
003	955803	0080	3/17/03	\$277,835	2370	0	8	2003	3	4853	N	N	16951 165TH PL SE
003	955803	0110	5/12/03	\$275,962	2370	0	8	2003	3	4718	N	N	16927 165TH PL SE
003	172206	9125	1/24/02	\$291,102	2420	0	8	2002	3	241322	N	N	20801 SE 226TH ST
003	062206	9090	11/21/03	\$429,000	2450	0	8	2000	3	107593	N	N	20610 196TH AV SE
003	955802	0030	12/27/02	\$339,950	2730	0	8	2003	3	6447	N	N	17229 164TH WY SE
003	955802	0530	2/24/03	\$338,770	2730	0	8	2003	3	5242	N	N	17054 164TH WY SE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955802	0560	2/11/03	\$319,950	2730	0	8	2003	3	4750	N	N	17120 164TH WY SE
003	302306	9040	10/3/03	\$495,000	2920	0	8	1998	3	118918	Y	N	17021 196TH AV SE
003	052206	9109	6/3/02	\$480,000	2990	0	8	1985	3	215186	Y	N	20623 SE 198TH ST
003	869150	0070	7/9/03	\$334,000	3160	0	8	1993	3	11985	N	N	18036 171ST AV SE
003	511328	0080	8/8/02	\$470,000	3890	0	8	2001	3	188179	N	N	22725 209TH AV SE
003	012205	9028	10/15/03	\$409,950	1680	830	9	1978	4	151588	N	N	17712 SE PETROVITSKY RD
003	955800	0980	1/27/03	\$280,000	1960	0	9	2002	3	4615	N	N	16948 166TH PL SE
003	052206	9128	8/5/03	\$465,000	2120	940	9	1995	3	80987	Y	N	19709 208TH AV SE
003	955801	0220	7/22/03	\$305,405	2155	0	9	2003	3	4782	N	N	16820 166TH PL SE
003	955802	1070	4/25/03	\$332,031	2155	0	9	2003	3	4568	N	N	16711 166TH PL SE
003	955801	0180	7/9/03	\$305,874	2160	0	9	2003	3	4596	N	N	16916 166TH PL SE
003	869150	0560	5/6/03	\$260,000	2160	0	9	1960	3	14773	N	N	17034 SE 184TH ST
003	955800	0130	8/29/02	\$324,665	2170	0	9	2002	3	4150	N	N	17062 PARKSIDE WY SE
003	955802	0020	8/26/02	\$335,330	2210	0	9	2002	3	4871	N	N	17233 164TH WY SE
003	955802	0500	9/19/02	\$304,379	2210	0	9	2002	3	4750	N	N	17030 164TH WY SE
003	955802	0540	8/26/02	\$324,650	2210	0	9	2002	3	4750	N	N	17104 164TH WY SE
003	052206	9123	3/29/02	\$330,000	2220	1300	9	2000	3	52707	N	N	19821 SE PETROVITSKY RD
003	131044	0820	5/28/02	\$334,500	2270	0	9	1997	3	8443	N	N	17309 SE 186TH WY
003	131044	0250	5/6/02	\$282,888	2290	0	9	1997	3	6394	N	N	18617 173RD WY SE
003	955800	0090	3/21/02	\$331,455	2310	0	9	2001	3	4770	N	N	17116 PARKSIDE WY SE
003	955800	0550	12/14/03	\$354,950	2310	0	9	2003	3	4670	N	N	16631 SE 171ST PL
003	955800	0990	2/13/03	\$313,638	2340	0	9	2002	3	4602	N	N	16940 166TH PL SE
003	955800	0510	3/13/02	\$351,856	2360	0	9	2002	3	4687	N	N	16637 173RD PL SE
003	955800	0200	5/5/03	\$319,450	2380	0	9	2002	3	3917	N	N	17029 PARKSIDE WY SE
003	131044	0240	10/22/03	\$315,500	2420	0	9	1998	3	6393	N	N	18625 173RD WY SE
003	955800	0320	4/14/03	\$362,000	2420	0	9	2001	3	4905	N	N	17147 PARKSIDE WY SE
003	131044	0970	6/25/03	\$361,250	2440	0	9	1998	3	7972	N	N	17327 SE 187TH ST
003	131044	0970	12/12/02	\$355,000	2440	0	9	1998	3	7972	N	N	17327 SE 187TH ST
003	955800	0100	8/15/03	\$347,000	2440	0	9	2001	3	4781	N	N	16805 171ST PL SE
003	955800	0270	4/18/02	\$350,006	2440	0	9	2001	3	4781	N	N	16653 171ST PL SE
003	955800	0270	11/5/03	\$345,000	2440	0	9	2001	3	4781	N	N	16653 171ST PL SE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955800	0330	2/4/03	\$354,950	2440	0	9	2001	3	5074	N	N	16752 SE 173RD ST
003	955800	0300	1/28/02	\$334,540	2460	0	9	2001	3	4905	N	N	17131 PARKSIDE WY SE
003	955800	0460	5/20/02	\$356,353	2460	0	9	2002	3	7121	N	N	17204 WOODSIDE DR SE
003	955800	0660	3/26/03	\$328,680	2460	0	9	2001	3	3871	N	N	17024 WOODSIDE DR SE
003	955800	0810	3/6/03	\$362,177	2460	0	9	2002	3	4135	N	N	17035 166TH PL SE
003	955802	0450	4/24/03	\$349,950	2490	0	9	2003	3	4750	N	N	16952 164TH WY SE
003	955800	0640	3/13/02	\$305,740	2500	0	9	2001	3	3834	N	N	17040 WOODSIDE DR SE
003	955800	0680	9/12/02	\$348,150	2500	0	9	2001	3	4238	N	N	17008 WOODSIDE DR SE
003	955800	0770	12/23/02	\$345,565	2500	0	9	2001	3	4497	N	N	17003 166TH PL SE
003	955800	0790	6/21/02	\$328,000	2500	0	9	2001	3	4135	N	N	17019 166TH PL SE
003	955802	0350	2/27/03	\$324,223	2500	0	9	2002	3	5089	N	N	16874 164TH WY SE
003	955802	0390	4/21/03	\$353,665	2500	0	9	2002	3	4750	N	N	16904 164TH WY SE
003	955802	0430	7/29/03	\$344,950	2500	0	9	2003	3	4750	N	N	16936 164TH WY SE
003	955802	0460	1/23/03	\$332,560	2500	0	9	2003	3	5091	N	N	16960 164TH WY SE
003	955802	0600	11/1/02	\$297,505	2500	0	9	2003	3	5440	N	N	17152 164TH WY SE
003	955800	0490	8/21/03	\$402,600	2505	0	9	2003	3	5758	N	N	16736 SE 173RD ST
003	955800	0360	12/20/02	\$359,950	2520	0	9	2001	3	5086	N	N	16741 SE 173RD ST
003	955802	0040	9/8/02	\$344,200	2520	0	9	2002	3	6514	N	N	17225 164TH WY SE
003	955802	0470	3/5/03	\$330,370	2520	0	9	2002	3	5091	N	N	17006 164TH WY SE
003	955802	0520	2/11/03	\$335,950	2520	0	9	2002	3	5270	N	N	17046 164TH WY SE
003	955800	0350	4/22/03	\$359,000	2530	0	9	2001	3	5086	N	N	16749 SE 173RD ST
003	955800	0370	9/3/02	\$374,920	2530	0	9	2001	3	5086	N	N	16733 SE 173RD ST
003	955802	0120	7/7/03	\$420,000	2560	700	9	2002	3	6442	N	N	17119 164TH WY SE
003	955800	0340	8/15/02	\$348,950	2570	0	9	2001	3	4904	N	N	16757 SE 173RD ST
003	955800	0380	7/25/02	\$369,116	2570	0	9	2001	3	4995	N	N	16725 SE 173RD ST
003	955800	0080	8/22/03	\$344,870	2580	0	9	2001	3	4770	N	N	17124 PARKSIDE WY SE
003	955800	0080	4/3/02	\$326,000	2580	0	9	2001	3	4770	N	N	17124 PARKSIDE WY SE
003	955800	0040	10/23/02	\$359,950	2590	0	9	2001	3	5692	N	N	17156 PARKSIDE WY SE
003	955800	0070	6/20/02	\$342,950	2590	0	9	2001	3	4770	N	N	17132 PARKSIDE WY SE
003	955800	0310	12/15/03	\$400,000	2590	0	9	2001	3	4905	N	N	17139 PARKSIDE DR E
003	955800	0530	3/12/03	\$352,000	2590	0	9	2002	3	4761	N	N	16641 SE 171ST PL

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	955800	0500	7/3/02	\$381,433	2600	0	9	2002	3	6175	N	N	16744 SE 173RD ST	
003	955800	0060	3/27/02	\$350,498	2630	0	9	2001	3	4770	N	N	17140 PARKSIDE WY SE	
003	955800	0280	4/5/02	\$349,950	2630	0	9	2001	3	4905	N	N	17115 PARKSIDE WY SE	
003	955800	0120	5/19/03	\$360,450	2640	0	9	2001	3	4150	N	N	17070 PARKSIDE WY SE	
003	955800	0390	5/14/03	\$386,150	2640	0	9	2003	3	4637	N	N	16717 SE 173RD ST	
003	955800	0470	11/12/03	\$372,000	2640	0	9	2003	3	5472	N	N	16720 SE 173RD ST	
003	955800	0630	10/27/03	\$343,000	2640	0	9	2002	3	3847	N	N	17048 WOODSIDE DR SE	
003	955800	0650	2/20/02	\$323,387	2640	0	9	2001	3	3841	N	N	17032 WOODSIDE DR SE	
003	955800	0670	5/22/02	\$378,000	2640	0	9	2001	3	3964	N	N	17016 WOODSIDE DR SE	
003	955800	0780	9/10/02	\$348,875	2640	0	9	2001	3	3970	N	N	17011 166TH PL SE	
003	955800	0820	4/30/03	\$358,650	2640	0	9	2002	3	4135	N	N	17043 166TH PL SE	
003	131044	0030	6/6/03	\$357,000	2650	0	9	1998	3	6817	N	N	17223 SE 187TH ST	
003	955802	0100	3/14/03	\$399,000	2650	740	9	2003	3	5358	N	N	17135 164TH WY SE	
003	955802	0490	3/10/03	\$334,950	2650	0	9	2003	3	4750	N	N	17022 164TH WY SE	
003	955802	0580	2/4/03	\$334,950	2650	0	9	2003	3	4750	N	N	17136 164TH WY SE	
003	252305	9058	7/11/03	\$412,000	2660	0	9	1987	4	35615	N	N	17408 E LAKE DESIRE DR SE	
003	131043	0430	10/16/02	\$337,500	2660	0	9	2000	3	6280	N	N	17288 SE 185TH ST	
003	955801	0120	6/30/03	\$380,788	2670	0	9	2003	3	6207	N	N	17067 - 168TH CT SE	
003	770193	0510	10/24/03	\$362,000	2690	0	9	1994	3	23353	N	N	17525 190TH AV SE	
003	131043	0100	4/17/03	\$350,000	2690	0	9	2000	3	6710	N	N	18550 173RD WY SE	
003	131043	0630	3/27/02	\$339,000	2690	0	9	1999	3	6027	N	N	18523 173RD WY SE	
003	131044	0260	7/9/03	\$355,000	2700	0	9	1997	3	6249	N	N	18609 173RD WY SE	
003	131044	0310	2/27/02	\$332,400	2700	0	9	1997	3	7419	N	N	17330 SE 186TH WY	
003	955800	0400	11/25/02	\$356,061	2700	0	9	2002	3	5745	N	N	17318 SE 173RD ST	
003	955800	0560	5/15/03	\$354,950	2700	0	9	2002	3	4674	N	N	16633 WOODSIDE DR SE	
003	131044	0950	1/14/03	\$359,990	2710	0	9	1997	3	6558	N	N	17343 SE 187TH ST	
003	955800	0480	7/22/03	\$393,031	2730	0	9	2003	3	6466	N	N	16728 SE 173RD ST	
003	131044	0440	12/4/03	\$396,000	2750	0	9	1997	3	7500	N	N	17556 SE 186TH WY	
003	131044	0440	5/14/02	\$368,400	2750	0	9	1997	3	7500	N	N	17556 SE 186TH WY	
003	131044	0920	7/22/03	\$375,000	2750	0	9	1997	3	9199	N	N	17363 SE 187TH ST	
003	122205	9060	10/28/02	\$510,000	2760	0	9	1977	3	193842	N	N	17615 SE 214TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	131043	0020	4/3/03	\$359,000	2770	0	9	1999	3	7379	N	N	18536 174TH PL SE
003	770193	0030	9/5/03	\$410,000	2780	0	9	1994	3	22488	N	N	17227 190TH AV SE
003	131043	0350	12/11/03	\$385,000	2780	0	9	2000	3	6258	N	N	18435 172ND CT SE
003	955802	0080	7/8/03	\$405,000	2780	0	9	2003	3	6971	N	N	17151 164TH WY SE
003	131043	0180	11/25/03	\$410,000	2790	0	9	2000	3	8482	N	N	17338 SE 185TH PL
003	955802	0050	7/12/02	\$340,835	2790	0	9	2002	3	5161	N	N	17221 164TH WY SE
003	955802	0370	6/12/03	\$366,528	2790	0	9	2002	3	4750	N	N	16890 164TH WY SE
003	955802	0420	6/11/03	\$357,620	2790	0	9	2003	3	4750	N	N	16928 164TH WY SE
003	955802	0570	3/26/03	\$349,950	2790	0	9	2002	3	4750	N	N	17128 164TH WY SE
003	955801	0110	9/10/03	\$379,897	2830	0	9	2003	3	7634	N	N	17059 - 168TH CT SE
003	955804	0780	7/14/03	\$434,869	2865	0	9	2002	3	7149	N	N	16617 PARKSIDE WY SE
003	131043	0120	12/30/03	\$379,950	2900	0	9	2000	3	6722	N	N	18538 173RD WY SE
003	955802	0230	3/4/03	\$398,950	2910	0	9	2002	3	6600	N	N	16961 164TH WY SE
003	955802	0250	6/25/03	\$409,950	2910	0	9	2002	3	6600	N	N	16945 164TH WY SE
003	770193	0040	10/27/03	\$403,000	2920	0	9	1996	3	20348	N	N	17235 190TH AV SE
003	955802	0550	10/28/02	\$355,000	2930	0	9	2003	3	4750	N	N	17112 164TH WY SE
003	955802	0380	4/24/03	\$375,378	2935	0	9	2002	3	4750	N	N	16898 164TH WY SE
003	122205	9050	8/15/03	\$467,500	2980	0	9	1983	3	108900	N	N	21433 174TH AV SE
003	955802	0070	11/19/02	\$369,000	2980	0	9	2002	3	7755	N	N	17205 164TH WY SE
003	955804	0860	11/20/03	\$598,000	3015	1140	9	2003	3	5874	Y	N	16600 SE 167TH ST
003	955802	0090	8/19/02	\$423,000	3030	0	9	2002	3	6255	N	N	17143 164TH WY SE
003	082206	9019	10/28/03	\$550,000	3070	0	9	1995	3	117970	N	N	21115 SE 213TH ST
003	131043	0090	6/4/03	\$384,990	3080	0	9	1999	3	6557	N	N	18556 173RD WY SE
003	955802	0400	5/19/03	\$384,638	3160	0	9	2003	3	4750	N	N	16912 164TH WY SE
003	955802	0200	6/3/03	\$454,950	3190	0	9	2003	3	5500	N	N	17017 164TH WY SE
003	955802	0210	8/8/03	\$484,950	3190	564	9	2003	3	5500	N	N	17009 164TH WY SE
003	131044	0170	2/5/02	\$367,000	3260	0	9	1998	3	9263	N	N	18642 172ND PL SE
003	131044	0390	5/1/02	\$380,000	3261	0	9	1998	3	8605	N	N	17526 SE 186TH WY
003	131044	0690	4/18/02	\$392,000	3261	0	9	1998	3	7665	N	N	18642 175TH AV SE
003	131044	0760	3/22/02	\$389,000	3261	0	9	1998	3	9522	N	N	18603 175TH AV SE
003	131043	0270	1/23/02	\$388,000	3290	0	9	2001	3	6970	N	N	17315 SE 185TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	131044	0830	2/26/03	\$447,950	3330	0	9	1997	3	9406	N	N	17302 SE 187TH ST
003	955802	0360	3/25/03	\$372,651	3330	0	9	2002	3	4750	N	N	16882 164TH WY SE
003	955802	0440	2/18/03	\$392,589	3330	0	9	2003	3	4750	N	N	16944 164TH WY SE
003	955802	0480	11/18/02	\$384,293	3330	0	9	2003	3	4750	N	N	16882 164TH WY SE
003	955802	0510	11/11/02	\$371,838	3330	0	9	2003	3	4750	N	N	17038 164TH WY SE
003	955802	0590	1/21/03	\$383,884	3330	0	9	2003	3	4747	N	N	17144 164TH WY SE
003	955802	0300	6/24/02	\$412,950	3380	0	9	2001	3	7421	N	N	16891 164TH WY SE
003	955804	0770	7/18/03	\$457,930	3380	0	9	2002	3	8927	N	N	16633 SE 165TH WY
003	955802	0270	5/23/02	\$422,371	3400	0	9	2002	3	7700	N	N	16921 164TH WY SE
003	955802	0280	10/8/02	\$465,000	3410	0	9	2002	3	7480	N	N	16913 164TH WY SE
003	955802	0310	8/30/02	\$426,628	3410	0	9	2002	3	7467	N	N	16883 164TH AV SE
003	955802	0330	8/1/02	\$425,777	3410	0	9	2002	3	7480	N	N	16867 164TH WY SE
003	955802	0340	8/22/02	\$442,036	3410	0	9	2002	3	7228	N	N	16859 164TH WY SE
003	955802	0260	2/26/03	\$454,531	3500	0	9	2002	3	7700	N	N	16929 164TH WY SE
003	955804	0740	7/17/03	\$496,837	3560	0	9	2003	3	5700	N	N	16641 SE 165TH WY
003	955802	0290	7/9/02	\$389,950	3570	0	9	2002	3	6600	N	N	16899 164TH WY SE
003	955802	0320	7/2/02	\$392,000	3570	0	9	2002	3	6600	N	N	16875 164TH WY SE
003	955802	0220	1/2/03	\$404,950	3630	0	9	2002	3	6600	N	N	17001 164TH WY SE
003	955802	0240	12/3/02	\$422,658	3630	0	9	2002	3	6600	N	N	16953 164TH WY SE
003	122205	9072	8/19/02	\$520,000	3670	0	9	1996	3	221285	N	N	22214 175TH AV SE
003	302306	9193	8/26/03	\$565,000	4000	0	9	2000	3	221284	N	N	19127 SE 174TH ST
003	770193	0150	11/5/02	\$475,000	2420	1390	10	1991	3	74546	N	N	17327 187TH PL SE
003	770193	0060	1/8/02	\$394,000	2650	0	10	1990	3	19890	N	N	18902 SE 174TH WY
003	072206	9146	1/21/03	\$450,000	2660	0	10	2000	3	104544	N	N	21810 196TH AV SE
003	955804	0800	7/22/03	\$454,950	2660	0	10	2003	3	7150	N	N	16646 SE 167TH ST
003	955804	0050	8/1/03	\$509,000	2865	0	10	2003	3	8731	Y	N	16709 168TH TER SE
003	770193	0050	2/19/03	\$425,000	3150	0	10	1990	3	20189	N	N	18914 SE 174TH WY
003	955804	0060	6/16/03	\$534,900	3160	0	10	2003	3	7006	Y	N	16701 168TH TER SE
003	770193	0140	9/5/02	\$575,000	3200	0	10	1999	3	39523	N	N	17313 187TH PL SE
003	955804	0040	6/18/03	\$549,900	3230	0	10	2003	3	9194	Y	N	16717 168TH TER SE
003	082206	9119	5/27/03	\$514,500	3430	0	10	2002	3	71874	N	N	20905 SE 216TH WY

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	770193	0460	5/23/02	\$452,151	3640	0	10	1991	3	30544	N	N	17421 190TH AV SE
003	793790	0150	9/6/02	\$718,082	3660	0	10	2002	3	46470	N	N	18416 SE 195TH PL
003	082206	9057	8/7/03	\$599,400	3730	310	10	1978	3	269636	N	N	21822 210TH AV SE
003	793790	0010	10/8/03	\$754,000	4120	0	10	2000	3	48226	N	N	19929 183RD WY SE
003	082206	9113	10/8/02	\$865,000	3730	0	11	2001	3	77972	N	N	20920 SE 216TH ST
003	122205	9070	2/21/02	\$787,500	4110	0	11	2001	3	217800	N	N	22317 175TH AV SE
003	793790	0200	7/24/02	\$800,000	4460	0	11	2002	3	49951	N	N	19430 185TH AV SE
007	132205	9104	8/13/03	\$165,000	620	0	5	1948	3	42075	N	N	22861 172ND AV SE
007	262205	9162	3/19/03	\$160,000	770	0	5	1940	5	11700	N	N	15804 SE 264TH ST
007	192206	9049	9/26/03	\$199,950	1000	0	5	1956	5	40314	N	N	19457 SE WAX RD
007	142205	9071	7/8/02	\$290,000	2200	0	5	1913	5	212000	N	N	22832 156TH AV SE
007	152205	9020	11/21/03	\$395,000	2210	0	5	1909	4	642074	N	N	23831 148TH AV SE
007	152205	9020	2/5/02	\$365,000	2210	0	5	1909	4	642074	N	N	23831 148TH AV SE
007	546720	0060	8/12/03	\$179,950	840	0	6	1950	3	7597	N	N	26714 148TH AV SE
007	186580	0310	11/20/02	\$156,900	880	0	6	1969	4	6720	N	N	16905 SE 252ND PL
007	546930	0200	11/13/03	\$162,000	880	0	6	1970	4	7544	N	N	25417 151ST PL SE
007	262205	9187	1/31/03	\$285,000	1010	0	6	1968	3	165963	N	N	15660 SE 262ND PL
007	186581	0410	7/31/03	\$149,490	1060	0	6	1970	4	7630	N	N	16912 SE 252ND PL
007	262205	9134	7/25/03	\$174,000	1060	0	6	1970	3	10454	N	N	26636 156TH PL SE
007	252205	9120	10/10/02	\$155,000	1070	0	6	1959	3	10018	N	N	26822 167TH PL SE
007	186580	0010	11/22/02	\$146,000	1100	0	6	1970	4	7412	Y	N	25435 168TH PL SE
007	186581	0040	4/28/03	\$171,000	1110	0	6	1970	4	6600	N	N	16905 SE 254TH PL
007	186581	0390	12/6/02	\$165,000	1120	0	6	1979	3	6540	N	N	16924 SE 252ND PL
007	186582	0270	7/10/03	\$138,000	1190	0	6	1970	3	6600	N	N	16964 SE 255TH PL
007	186581	0030	11/6/02	\$175,000	1340	0	6	1977	4	6600	N	N	16901 SE 254TH PL
007	262205	9131	9/19/02	\$177,250	1340	0	6	1970	3	9148	N	N	26626 156TH PL SE
007	242205	9064	5/13/02	\$230,000	1610	0	6	1952	5	43560	N	N	17820 SE 256TH ST
007	546930	0440	12/18/03	\$189,500	770	770	7	1972	3	8510	N	N	25512 150TH PL SE
007	179640	0310	12/23/03	\$158,250	860	0	7	1968	3	9665	N	N	15618 SE 262ND PL
007	745770	0170	9/24/02	\$189,950	890	0	7	1968	4	15576	N	N	25306 182ND AV SE
007	745770	0190	7/10/03	\$175,000	890	0	7	1968	3	12015	N	N	25311 182ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	809250	0370	9/24/02	\$177,000	940	0	7	1966	4	11625	N	N	25969 172ND AV SE
007	179640	0120	4/3/02	\$174,000	960	0	7	1968	4	9612	N	N	15634 SE 263RD PL
007	252205	9172	5/13/02	\$174,500	970	0	7	1968	3	14810	N	N	16803 SE 268TH ST
007	032205	9086	10/9/02	\$195,000	980	500	7	1956	4	54450	N	N	20210 142ND AV SE
007	179640	0140	6/6/02	\$163,000	1000	0	7	1968	4	9612	N	N	15622 SE 263RD PL
007	186582	0120	5/23/02	\$155,000	1000	0	7	1976	3	7920	N	N	25208 170TH PL SE
007	186580	0180	8/19/02	\$167,900	1010	0	7	1969	3	7630	N	N	16803 SE 254TH PL
007	186580	0190	2/19/02	\$174,950	1010	0	7	1969	3	7630	N	N	16804 SE 254TH PL
007	186580	0210	12/24/02	\$170,000	1010	0	7	1969	3	6540	N	N	25314 168TH PL SE
007	186580	0250	9/12/03	\$175,000	1010	0	7	1969	4	6552	N	N	25238 168TH PL SE
007	338430	0220	5/10/02	\$164,000	1010	0	7	1968	4	9811	N	N	19319 SE 243RD PL
007	546930	0280	7/23/03	\$208,000	1010	480	7	1975	4	13365	N	N	15020 SE 253RD PL
007	794210	0080	4/24/02	\$160,000	1010	0	7	1968	4	9600	N	N	18860 SE 244TH PL
007	794210	0170	4/10/02	\$164,950	1010	0	7	1969	4	9600	N	N	18811 SE 244TH PL
007	794210	0200	6/26/02	\$175,000	1010	0	7	1969	3	9600	N	N	18835 SE 244TH PL
007	809250	0760	4/1/03	\$164,000	1030	0	7	1969	3	8832	N	N	17208 SE 262ND ST
007	179550	0130	7/15/02	\$177,000	1040	0	7	1976	4	8645	N	N	26437 170TH AV SE
007	546540	0010	7/22/03	\$234,900	1050	530	7	1978	4	14087	N	N	26720 159TH AV SE
007	794210	0310	1/30/02	\$159,950	1050	0	7	1968	3	11230	N	N	24622 190TH PL SE
007	809250	1400	7/25/03	\$190,000	1050	0	7	1967	4	9600	N	N	17153 SE 267TH ST
007	809250	1400	7/23/02	\$170,000	1050	0	7	1967	4	9600	N	N	17153 SE 267TH ST
007	186582	0130	11/15/02	\$156,000	1070	0	7	1976	4	7920	N	N	25202 170TH PL SE
007	745770	0240	8/9/02	\$165,000	1070	0	7	1968	3	10623	N	N	25308 181ST AV SE
007	152281	0070	6/10/02	\$170,000	1080	0	7	1976	4	9967	N	N	19500 SE 241ST PL
007	152281	0070	7/25/02	\$170,000	1080	0	7	1976	4	9967	N	N	19500 SE 241ST PL
007	179550	0090	12/11/02	\$169,950	1080	0	7	1963	3	8710	N	N	26455 170TH AV SE
007	192206	9124	12/8/03	\$190,900	1080	0	7	1968	4	13510	N	N	24630 190TH PL SE
007	252205	9110	7/24/02	\$160,000	1080	0	7	1959	3	10018	N	N	26821 167TH PL SE
007	745770	0130	2/22/03	\$186,000	1080	0	7	1968	3	12140	N	N	25330 182ND AV SE
007	809250	0930	2/19/03	\$168,000	1080	0	7	1966	4	9600	N	N	17237 SE 262ND ST
007	202206	9084	10/22/02	\$176,000	1090	0	7	1975	4	14000	N	N	19727 SE WAX RD

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	571101	0020	10/28/02	\$156,000	1090	0	7	1969	4	10935	N	N	16318 SE 263RD PL
007	571101	0110	1/10/03	\$170,000	1090	0	7	1969	4	10672	N	N	16217 SE 263RD PL
007	032205	9115	2/24/03	\$187,500	1100	0	7	1959	3	11832	N	N	20223 143RD PL SE
007	289520	0100	2/25/02	\$185,000	1100	580	7	1980	3	9720	N	N	26532 168TH PL SE
007	809260	0050	10/29/02	\$187,500	1100	0	7	1968	4	16587	N	N	17904 SE 260TH PL
007	809270	0020	4/7/03	\$184,500	1100	550	7	1975	3	13432	N	N	17114 SE 267TH ST
007	809250	1270	5/21/03	\$176,685	1120	0	7	1969	4	10703	N	N	17415 SE 264TH ST
007	289520	0060	11/11/02	\$170,500	1130	360	7	1980	3	10647	N	N	26624 168TH PL SE
007	102205	9053	6/12/03	\$228,000	1140	0	7	1964	3	77101	N	N	13244 SE 216TH ST
007	102205	9053	6/1/02	\$220,000	1140	0	7	1964	3	77101	N	N	13244 SE 216TH ST
007	242205	9111	10/31/02	\$215,000	1140	720	7	1967	3	60984	N	N	24815 180TH AV SE
007	192206	9055	4/30/02	\$181,650	1150	0	7	1954	3	38610	N	N	19011 SE 240TH ST
007	809250	0490	1/28/03	\$173,100	1150	0	7	1967	4	20475	N	N	26119 172ND AV SE
007	809250	0550	2/13/03	\$167,850	1150	0	7	1967	3	16376	N	N	26229 172ND AV SE
007	546930	0230	1/23/03	\$190,000	1160	0	7	1972	4	6624	N	N	25404 150TH PL SE
007	809250	0950	6/12/03	\$168,500	1160	0	7	1967	4	9600	N	N	17223 SE 262ND ST
007	809260	0010	7/23/03	\$169,950	1160	0	7	1968	4	10625	N	N	17903 SE 260TH PL
007	232981	0030	11/8/02	\$207,000	1170	0	7	1990	3	9800	N	N	25002 168TH PL SE
007	261830	0140	1/9/02	\$178,000	1180	0	7	1975	3	10296	N	N	14011 SE 201ST ST
007	546540	0120	1/30/02	\$175,000	1180	480	7	1978	3	12400	N	N	26623 159TH AV SE
007	809250	0600	11/26/02	\$175,000	1180	0	7	1968	4	9600	N	N	26265 172ND AV SE
007	809250	1110	4/30/02	\$175,000	1180	0	7	1967	4	13095	N	N	26224 173RD AV SE
007	179550	0140	12/15/03	\$183,000	1190	0	7	1975	4	8450	N	N	26429 170TH AV SE
007	809250	0690	5/24/02	\$175,000	1190	0	7	1968	4	9548	N	N	17237 SE 261ST ST
007	809250	0750	4/1/03	\$166,000	1190	0	7	1967	4	9639	N	N	26114 172ND AV SE
007	809250	0850	1/24/02	\$177,000	1190	0	7	1968	4	10087	N	N	17428 SE 262ND ST
007	809260	0230	8/26/03	\$178,000	1190	0	7	1968	4	9727	N	N	17711 SE 260TH PL
007	202206	9092	7/23/02	\$176,000	1200	0	7	1963	4	13050	N	N	24212 197TH AV SE
007	776060	0240	3/26/02	\$169,500	1200	0	7	1977	4	10002	N	N	24097 196TH PL SE
007	809200	0260	5/20/03	\$181,450	1200	0	7	1967	4	11457	N	N	26130 176TH AV SE
007	809250	0360	9/10/03	\$209,000	1200	0	7	2000	4	12012	N	N	25965 172ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	809250	1410	6/26/02	\$162,500	1200	0	7	1967	4	9600	N	N	17149 SE 267TH ST
007	776060	0110	9/10/02	\$174,950	1210	480	7	1976	4	9600	N	N	19700 SE WAX RD
007	794215	0130	10/21/03	\$184,950	1210	0	7	1968	4	9600	N	N	24411 188TH AV SE
007	809250	0320	9/26/03	\$186,000	1210	0	7	1967	4	10944	N	N	17215 SE 260TH ST
007	186581	0370	11/12/02	\$155,500	1220	0	7	1979	3	7590	N	N	25145 170TH PL SE
007	255082	0160	2/22/02	\$172,500	1220	0	7	1977	4	10074	N	N	26808 166TH PL SE
007	232205	9031	4/1/03	\$265,000	1230	0	7	1942	5	37026	N	N	25261 156TH AV SE
007	262205	9118	8/19/03	\$240,000	1230	0	7	1949	4	43995	N	N	26649 156TH PL SE
007	032205	9298	12/23/03	\$246,900	1240	890	7	1977	3	13650	N	N	14097 SE 202ND ST
007	186580	0170	7/23/03	\$174,900	1240	0	7	1969	4	6540	N	N	25410 168TH PL SE
007	202206	9087	2/27/02	\$164,950	1240	0	7	1962	4	14945	N	N	24224 197TH AV SE
007	232980	0120	4/1/03	\$211,000	1240	350	7	1988	3	6000	N	N	25118 167TH AV SE
007	232981	0270	10/29/02	\$194,500	1240	0	7	1990	3	7236	N	N	25022 170TH WY SE
007	242205	9146	2/10/03	\$195,000	1250	830	7	1973	3	19230	N	N	16849 SE 240TH ST
007	338430	0270	10/21/03	\$177,500	1250	0	7	1968	4	9282	N	N	24202 193RD AV SE
007	745770	0040	5/21/03	\$171,300	1250	0	7	1968	3	8142	N	N	18014 SE 254TH ST
007	232980	0060	6/30/03	\$219,500	1260	350	7	1987	3	6485	N	N	25117 167TH AV SE
007	889860	0210	1/27/03	\$185,500	1270	0	7	1981	3	14999	N	N	18447 SE 247TH PL
007	809270	0510	9/19/03	\$178,000	1290	0	7	1969	4	9600	N	N	26429 SE 264TH ST
007	232980	0220	12/6/02	\$209,950	1300	350	7	1987	3	7977	N	N	16736 SE 251ST PL
007	809200	0060	9/26/03	\$225,000	1300	1300	7	1963	3	9750	N	N	17616 SE 261ST ST
007	809200	0170	6/30/03	\$155,000	1300	0	7	1985	3	8748	N	N	17707 SE 261ST ST
007	809270	0520	7/23/02	\$171,000	1310	0	7	1977	3	9600	N	N	26437 171ST AV SE
007	794210	0190	8/14/02	\$195,000	1320	0	7	1969	4	9600	N	N	18827 SE 244TH PL
007	809270	0080	4/22/02	\$168,000	1320	0	7	1970	4	12222	N	N	17110 SE 265TH ST
007	289520	0140	3/29/02	\$186,500	1340	0	7	1980	3	9922	N	N	26510 168TH PL SE
007	179550	0040	4/26/02	\$145,000	1350	0	7	1961	3	8450	N	N	26629 170TH AV SE
007	232980	0420	6/3/02	\$200,000	1350	350	7	1988	3	6500	N	N	25119 170TH PL SE
007	889860	0070	3/17/03	\$200,000	1360	0	7	1988	3	34320	N	N	24423 185TH PL SE
007	184313	0040	7/28/03	\$217,450	1360	0	7	2003	3	5000	N	N	16019 SE 255TH PL
007	179550	0110	11/25/03	\$189,950	1370	0	7	1976	4	8645	N	N	26449 170TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	745770	0230	7/11/02	\$198,050	1370	0	7	1968	4	10251	N	N	25314 181ST AV SE
007	770150	0030	8/28/02	\$188,000	1370	0	7	1980	3	9560	N	N	24932 183RD PL SE
007	192206	9001	1/28/03	\$164,000	1380	0	7	1968	4	10865	N	N	19315 SE WAX RD
007	142205	9003	11/8/02	\$322,000	1390	0	7	1994	3	131720	N	N	22820 156TH AV SE
007	232981	0020	9/18/02	\$196,700	1390	0	7	1990	3	10037	N	N	25014 168TH PL SE
007	186580	0150	6/28/02	\$185,700	1410	0	7	1969	3	6540	N	N	25422 168TH PL SE
007	186580	0260	6/26/03	\$180,000	1410	0	7	1969	4	6615	N	N	25230 168TH PL SE
007	186580	0400	8/27/03	\$186,750	1410	0	7	1969	3	12296	N	N	16750 SE 252ND CT
007	186581	0180	12/3/02	\$179,950	1410	0	7	1970	3	7777	N	N	25338 169TH AV SE
007	186581	0240	8/12/03	\$199,900	1410	0	7	1969	3	7420	N	N	25345 169TH AV SE
007	186581	0250	7/23/02	\$179,950	1410	0	7	1969	3	9047	N	N	25351 169TH AV SE
007	032205	9097	11/12/03	\$210,000	1420	0	7	1957	4	13000	N	N	14404 SE 204TH PL
007	102205	9098	7/31/03	\$325,000	1420	160	7	1960	4	63597	N	N	13418 SE 216TH ST
007	242205	9119	7/23/03	\$279,950	1420	0	7	1968	4	73180	N	N	17412 SE 244TH PL
007	262205	9179	2/5/03	\$219,990	1420	0	7	1993	3	59677	N	N	26526 159TH AV SE
007	554750	0010	8/27/03	\$207,450	1420	0	7	1978	3	12264	N	N	24620 188TH AV SE
007	554750	0090	9/24/03	\$180,000	1420	0	7	1977	3	9906	N	N	24508 188TH AV SE
007	809250	1360	8/20/02	\$182,700	1420	0	7	1967	4	9600	N	N	17209 SE 264TH ST
007	232981	0090	7/17/02	\$192,000	1480	0	7	1989	3	8211	N	N	24929 170TH WY SE
007	232981	0390	9/8/03	\$204,000	1490	0	7	1990	3	6822	N	N	24825 186TH PL SE
007	923844	0020	6/25/02	\$207,950	1490	0	7	2002	3	3840	N	N	15612 SE 254TH PL
007	923844	0030	4/19/02	\$207,950	1490	0	7	2002	3	3842	N	N	15616 SE 254TH PL
007	923844	0200	5/20/02	\$207,950	1490	0	7	2002	3	4696	N	N	15815 SE 253RD PL
007	809250	0350	3/13/02	\$179,950	1500	0	7	1968	4	8249	N	N	25964 172ND AV SE
007	232981	0180	6/17/02	\$208,950	1510	0	7	1990	3	7211	N	N	25103 170TH WY SE
007	232981	0290	3/21/03	\$214,000	1510	0	7	1990	3	7646	N	N	25010 170TH WY SE
007	809250	0300	12/26/02	\$177,000	1510	0	7	1966	4	8856	N	N	17207 SE 260TH ST
007	809250	0380	8/21/03	\$215,500	1520	0	7	1966	4	12954	N	N	17134 SE 260TH ST
007	809250	0380	7/22/02	\$185,000	1520	0	7	1966	4	12954	N	N	17134 SE 260TH ST
007	809250	1200	9/15/03	\$198,000	1520	0	7	1968	3	13570	N	N	26224 174TH AV SE
007	262205	9101	3/21/03	\$194,000	1540	0	7	1964	3	22443	N	N	26464 156TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	370500	0140	9/10/03	\$235,600	1550	530	7	2003	3	2460	N	N	20484 137TH AV SE
007	770150	0080	6/10/03	\$197,615	1560	0	7	1981	4	11783	N	N	24906 183RD PL SE
007	232980	0170	4/9/03	\$225,000	1580	250	7	1988	3	7194	N	N	16715 SE 251ST ST
007	232980	0570	8/23/02	\$205,000	1580	0	7	1988	3	7234	N	N	17016 SE 251ST PL
007	546720	0050	9/16/02	\$242,000	1590	0	7	1953	4	16279	N	N	26822 148TH AV SE
007	232980	0350	9/2/03	\$204,500	1600	0	7	1989	3	7941	N	N	16735 SE 251ST PL
007	232981	0110	1/31/02	\$207,000	1600	0	7	1990	3	8283	N	N	24945 170TH WY SE
007	232981	0210	8/28/03	\$203,000	1610	0	7	1990	3	7557	N	N	25121 170TH WY SE
007	923844	0170	9/9/02	\$212,950	1610	500	7	2002	3	5414	N	N	15805 SE 253RD PL
007	232980	0040	4/16/02	\$202,000	1620	0	7	1988	3	6344	N	N	16631 SE 251ST ST
007	179550	0290	5/28/02	\$192,500	1650	0	7	1989	3	8645	N	N	26604 170TH AV SE
007	232980	0560	8/12/03	\$215,000	1650	0	7	1989	3	6224	N	N	17022 SE 251ST PL
007	142205	9088	9/11/03	\$298,000	1660	970	7	1963	4	82768	N	N	23605 156TH AV SE
007	252205	9189	3/11/03	\$282,000	1660	0	7	1974	4	47916	N	N	25819 173RD AV SE
007	232205	9055	6/6/03	\$306,900	1670	0	7	1978	3	152895	N	N	24626 148TH AV SE
007	232981	0280	10/24/03	\$226,450	1680	0	7	1990	3	7792	N	N	25016 170TH WY SE
007	232981	0460	10/3/02	\$216,500	1690	0	7	1989	3	8067	N	N	16724 SE 250TH CT
007	856289	0190	7/31/03	\$229,955	1699	0	7	2003	3	5740	N	N	16217 SE 250TH PL
007	856289	0210	5/28/03	\$228,590	1699	0	7	2003	3	4779	N	N	16229 SE 250TH PL
007	856289	0250	6/13/03	\$228,695	1699	0	7	2003	3	4488	N	N	16311 SE 250TH PL
007	856289	1250	8/27/03	\$229,565	1699	0	7	2003	3	3606	N	N	16301 SE 251ST ST
007	132205	9106	11/6/03	\$335,000	1720	0	7	1985	3	39510	N	N	17411 SE 224TH ST
007	809250	0150	10/25/02	\$200,000	1750	0	7	1983	4	9638	N	N	26010 174TH AV SE
007	232980	0150	11/20/02	\$224,950	1760	0	7	1984	3	8758	N	N	25100 167TH AV SE
007	232980	0250	8/28/03	\$214,995	1760	0	7	1987	3	7128	N	N	16718 SE 251ST PL
007	923844	0060	6/18/02	\$219,950	1770	0	7	2002	3	4276	N	N	15632 SE 254TH PL
007	923844	0070	4/18/02	\$230,200	1770	0	7	2002	3	4278	N	N	15704 SE 254TH PL
007	923844	0160	11/25/03	\$242,500	1770	0	7	2002	3	5395	N	N	15801 SE 253RD PL
007	923844	0160	5/1/02	\$219,950	1770	0	7	2002	3	5395	N	N	15801 SE 253RD PL
007	923844	0180	3/21/02	\$225,000	1770	0	7	2002	3	5000	N	N	15807 SE 253RD PL
007	923844	0190	4/22/02	\$222,286	1770	0	7	2002	3	4694	N	N	15809 SE 253RD PL

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	923844	0250	3/27/02	\$219,950	1770	0	7	2002	3	4500	N	N	15726 SE 253RD PL
007	923844	0260	4/2/02	\$218,950	1770	0	7	2002	3	4813	N	N	15720 SE 253RD PL
007	152281	0080	12/27/02	\$185,400	1820	0	7	1976	4	11436	N	N	19503 SE 241ST PL
007	669900	0270	2/27/02	\$230,000	1820	0	7	2002	3	5415	N	N	17723 SE 259TH PL
007	232981	0050	12/4/02	\$215,700	1830	0	7	1989	3	8498	N	N	24922 168TH PL SE
007	669900	0880	8/9/02	\$236,355	1840	0	7	2002	3	5500	N	N	27525 178TH PL SE
007	261830	0430	5/15/02	\$209,000	1870	0	7	1964	3	8997	N	N	20105 143RD PL SE
007	232980	0240	3/11/03	\$231,000	1900	0	7	1988	3	7194	N	N	16724 SE 251ST PL
007	856289	0200	9/29/03	\$251,275	1905	0	7	2003	3	4673	N	N	16225 SE 250TH PL
007	856289	1240	6/30/03	\$245,081	1905	0	7	2003	3	4054	N	N	16231 SE 251ST ST
007	232981	0580	7/30/03	\$229,000	1920	0	7	1989	3	9184	N	N	17120 SE 248TH PL
007	923844	0210	1/11/02	\$234,950	1970	0	7	2002	3	4950	N	N	15814 SE 253RD PL
007	923844	0240	5/13/02	\$234,950	1970	0	7	2002	3	4500	N	N	15730 SE 253RD PL
007	255081	0130	8/22/03	\$205,000	1990	0	7	1976	3	10220	N	N	26846 165TH PL SE
007	546720	0035	8/13/03	\$335,000	2000	0	7	1997	3	21273	Y	N	26820 149TH AV SE
007	669900	0580	3/25/02	\$228,000	2030	0	7	2002	3	5000	N	N	25718 179TH PL SE
007	669900	0620	6/20/02	\$225,154	2030	0	7	2002	3	5051	N	N	25700 179TH PL SE
007	669900	0630	9/20/02	\$227,000	2030	0	7	2002	3	4659	N	N	17922 SE 257TH ST
007	255081	0170	11/12/02	\$215,500	2050	0	7	1976	5	10220	N	N	26822 165TH PL SE
007	809200	0310	12/10/03	\$204,900	2080	0	7	1963	4	10725	N	N	17515 SE 261ST ST
007	669900	0370	2/4/02	\$235,670	2150	0	7	2002	3	4791	N	N	25820 - 178TH PL SE
007	669900	0410	3/28/03	\$249,900	2150	0	7	2001	3	5635	N	N	17903 SE 258TH ST
007	669900	0710	10/11/02	\$225,000	2150	0	7	2002	3	4700	N	N	17814 SE 257TH ST
007	669900	0850	9/5/02	\$237,645	2150	0	7	2002	3	5000	N	N	25711 178TH PL SE
007	669900	0760	6/10/03	\$235,665	2156	0	7	2003	2	6312	N	N	17720 SE 257TH ST
007	669900	0930	6/12/03	\$238,615	2156	0	7	2003	3	4821	N	N	17808 SE 259TH PL
007	669900	0980	11/20/02	\$234,130	2156	0	7	2003	3	7170	N	N	17724 SE 259TH PL
007	923844	0050	9/25/03	\$265,000	2230	0	7	2002	3	5470	N	N	15628 SE 254TH PL
007	923844	0050	1/24/02	\$257,950	2230	0	7	2002	3	5470	N	N	15628 SE 254TH PL
007	923844	0080	3/25/02	\$252,950	2230	0	7	2002	3	4919	N	N	15710 SE 254TH PL
007	923844	0230	4/4/02	\$252,950	2230	0	7	2002	3	4860	N	N	15802 SE 253RD PL

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	279980	0440	6/30/03	\$239,060	2270	0	7	2003	3	4800	N	N	26207 164TH PL SE
007	279980	0490	6/19/03	\$235,155	2270	0	7	2003	3	5346	N	N	26231 164TH PL SE
007	279980	0500	8/22/03	\$240,415	2270	0	7	2003	3	4617	N	N	26303 164TH PL SE
007	923844	0150	12/19/02	\$249,950	2360	0	7	2002	3	5546	N	N	15731 SE 253RD PL
007	923844	0010	12/13/02	\$249,950	2420	0	7	2002	3	4384	N	N	15606 SE 254TH PL
007	669900	0040	6/25/03	\$270,350	2480	0	7	2001	3	5000	N	N	25707 177TH PL SE
007	669900	0120	12/13/02	\$241,500	2480	0	7	2002	3	5052	N	N	25809 177TH PL SE
007	669900	0160	1/24/02	\$234,702	2480	0	7	2002	3	5538	N	N	25831 177TH PL SE
007	669900	0290	3/21/02	\$243,465	2480	0	7	2002	3	5763	N	N	17801 SE 259TH PL
007	669900	0360	4/4/02	\$268,855	2480	0	7	2002	3	6824	N	N	17829 SE 259TH PL
007	669900	0390	2/5/02	\$247,830	2480	0	7	2002	3	5053	N	N	25810 - 178TH PL SE
007	669900	0500	11/17/03	\$258,000	2480	0	7	2001	3	5000	N	N	25822 179TH PL SE
007	669900	0560	4/24/02	\$234,645	2480	0	7	2002	3	5000	N	N	25728 179TH PL SE
007	669900	0610	5/21/02	\$230,650	2480	0	7	2002	3	5027	N	N	25702 179TH PL SE
007	669900	0640	9/3/02	\$232,110	2480	0	7	2002	3	5595	N	N	17920 SE 257TH ST
007	669900	0670	6/25/02	\$234,890	2480	0	7	2002	3	4700	N	N	17904 SE 257TH ST
007	669900	0720	7/22/02	\$237,090	2480	0	7	2002	3	4700	N	N	17810 SE 257TH ST
007	669900	0820	11/22/02	\$255,000	2480	0	7	2002	3	5040	N	N	17805 SE 257TH ST
007	669900	0860	11/14/02	\$242,170	2480	0	7	2002	3	5000	N	N	25717 178TH PL SE
007	669900	0900	9/24/02	\$246,110	2480	0	7	2002	3	4750	N	N	25807 178TH PL SE
007	669900	1210	6/27/02	\$248,230	2480	0	7	2002	3	5813	N	N	25717 179TH PL SE
007	669900	0790	11/13/02	\$240,860	2485	0	7	2003	3	5000	N	N	17729 SE 257TH ST
007	669900	1010	12/10/02	\$240,660	2485	0	7	2003	3	5225	N	N	25740 117TH PL SE
007	279980	0390	7/17/03	\$256,095	2540	0	7	2003	3	4750	N	N	16502 SE 262ND PL
007	279980	0450	7/24/03	\$248,310	2540	0	7	2003	3	5363	N	N	26213 164TH PL SE
007	279980	0710	7/23/03	\$261,005	2540	0	7	2003	3	4750	N	N	16432 SE 263RD ST
007	279980	0770	8/5/03	\$252,915	2540	0	7	2003	3	4750	N	N	16503 SE 262ND PL
007	669900	0550	4/17/02	\$249,175	2630	0	7	2002	3	5000	N	N	25732 179TH PL SE
007	669900	0300	3/12/02	\$267,340	2670	0	7	2002	3	6690	N	N	17805 SE 259TH PL
007	669900	0230	2/21/02	\$252,970	2730	0	7	2002	3	5737	N	N	25912 177TH PL SE
007	669900	0590	9/4/02	\$239,990	2730	0	7	2002	3	5000	N	N	25712 179TH PL SE

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Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	669900	0650	10/7/02	\$246,765	2730	0	7	2002	3	6479	N	N	17914 SE 257TH ST
007	669900	0690	10/28/02	\$247,248	2730	0	7	2002	3	5640	N	N	17826 SE 257TH ST
007	669900	1170	6/3/02	\$259,135	2730	0	7	2002	3	6576	N	N	25737 179TH PL SE
007	669900	1180	6/3/02	\$268,500	2730	0	7	2002	3	5792	N	N	25731 179TH PL SE
007	669900	1220	5/22/02	\$262,000	2730	0	7	2002	3	5820	N	N	25713 179TH PL SE
007	669900	0070	12/23/02	\$253,000	2737	0	7	2003	3	5000	N	N	25723 177TH PL SE
007	669900	0080	1/24/03	\$292,000	2737	0	7	2003	3	6285	N	N	25729 177TH PL SE
007	669900	0780	2/26/03	\$262,300	2737	0	7	2003	3	5000	N	N	17725 SE 257TH ST
007	669900	0920	4/7/03	\$257,480	2737	0	7	2003	3	5882	N	N	25817 178TH PL SE
007	669900	0960	3/24/03	\$263,000	2737	0	7	2003	3	6506	N	N	17802 SE 259TH PL
007	669900	1060	12/27/02	\$250,560	2737	0	7	2003	3	5225	N	N	25730 177TH PL SE
007	669900	1080	5/21/03	\$265,795	2737	0	7	2003	3	6050	N	N	25717 177TH PL SE
007	669900	0050	11/19/03	\$280,000	2740	0	7	2001	3	5038	N	N	25713 177TH PL SE
007	669900	0110	12/6/02	\$249,475	2740	0	7	2002	3	5000	N	N	25805 177TH PL SE
007	669900	0150	4/9/02	\$242,650	2740	0	7	2002	3	5613	N	N	25825 177TH PL SE
007	669900	0280	4/11/02	\$258,620	2740	0	7	2002	3	5578	N	N	17729 SE 259TH PL
007	669900	0350	2/25/02	\$248,878	2740	0	7	2002	3	5552	N	N	17827 SE 259TH PL
007	669900	0400	2/13/02	\$257,405	2740	0	7	2002	3	4905	N	N	25806 - 178TH PL SE
007	669900	0830	10/25/02	\$259,340	2740	0	7	2002	3	5040	N	N	17807 SE 257TH ST
007	669900	1100	9/25/02	\$276,330	2740	0	7	2002	3	5952	N	N	25710 178TH PL SE
007	669900	1120	10/1/02	\$256,055	2740	0	7	2002	3	5938	N	N	25720 178TH PL SE
007	669900	1260	1/14/02	\$241,450	2740	0	7	2002	3	4321	N	N	17803 SE 259TH ST
007	669900	1280	3/26/02	\$240,000	2740	0	7	2002	3	4538	N	N	17815 SE 259TH ST
007	669900	0260	4/18/02	\$247,015	2800	0	7	2002	3	5682	N	N	25828 177TH PL SE
007	669900	0380	5/3/02	\$254,275	2800	0	7	2002	3	4500	N	N	25816 - 178TH PL SE
007	279980	0480	8/15/03	\$277,220	2910	0	7	2003	3	5053	N	N	26225 164TH PL SE
007	279980	0560	10/1/03	\$279,670	2910	0	7	2003	3	5050	N	N	16501 SE 263RD ST
007	856289	0470	3/13/02	\$323,995	3170	0	7	2002	3	5339	N	N	16232 SE 249TH PL
007	669900	0130	11/13/02	\$283,392	3190	0	7	2002	3	5677	N	N	25813 177TH PL SE
007	669900	0140	1/18/02	\$268,250	3190	0	7	2002	3	6662	N	N	25819 177TH PL SE
007	669900	0330	5/29/02	\$274,000	3190	0	7	2002	3	6203	N	N	17823 SE 159TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	669900	0480	11/22/02	\$263,000	3190	0	7	2002	3	6541	N	N	25834 179TH PL SE
007	669900	0730	1/31/03	\$265,000	3190	0	7	2002	3	5640	N	N	17804 SE 257TH ST
007	669900	0810	10/24/02	\$274,900	3190	0	7	2002	3	5751	N	N	17803 SE 257TH ST
007	669900	0840	10/28/02	\$275,880	3190	0	7	2002	3	5867	N	N	25705 178TH PL SE
007	669900	0870	9/11/02	\$272,000	3190	0	7	2002	3	5000	N	N	25721 178TH PL SE
007	669900	0890	9/26/02	\$273,060	3190	0	7	2002	3	5700	N	N	25801 178TH PL SE
007	669900	0910	9/30/02	\$281,360	3190	0	7	2002	3	4750	N	N	25811 178TH PL SE
007	669900	1090	8/12/02	\$287,285	3190	0	7	2002	3	6778	N	N	25706 178TH PL SE
007	669900	1110	10/4/02	\$296,135	3190	0	7	2002	3	5945	N	N	25716 178TH PL SE
007	669900	1130	11/13/02	\$269,395	3190	0	7	2002	3	5931	N	N	25726 178TH PL SE
007	669900	1140	8/12/02	\$275,715	3190	0	7	2002	3	5924	N	N	25730 178TH PL SE
007	669900	1150	8/5/03	\$312,000	3190	0	7	2002	3	5917	N	N	25736 178TH PL SE
007	669900	1150	8/22/02	\$305,736	3190	0	7	2002	3	5917	N	N	25736 178TH PL SE
007	669900	1160	8/19/02	\$289,655	3190	0	7	2002	3	6722	N	N	25740 178TH PL SE
007	669900	0090	12/26/02	\$296,225	3194	0	7	2003	3	5966	N	N	25739 117TH PL SE
007	669900	0740	12/26/02	\$279,000	3194	0	7	2003	3	4700	N	N	17730 SE 257TH ST
007	669900	1050	12/24/02	\$259,990	3194	0	7	2003	3	5030	N	N	25732 177TH PL SE
007	669900	1070	4/8/03	\$298,220	3194	0	7	2003	3	6050	N	N	25720 177TH PL SE
007	669900	0100	10/7/03	\$296,825	3239	0	7	2003	3	6000	N	N	25801 177TH PL SE
007	669900	0750	3/4/03	\$265,350	3239	0	7	2003	3	5640	N	N	17726 SE 257TH ST
007	669900	0770	6/11/03	\$281,305	3239	0	7	2003	3	5865	N	N	17719 SE 257TH ST
007	669900	0800	11/19/02	\$252,090	3239	0	7	2003	3	6584	N	N	17801 SE 257TH ST
007	669900	0950	6/11/03	\$280,000	3239	0	7	2003	3	5340	N	N	17804 SE 259TH PL
007	669900	1000	11/19/02	\$325,129	3239	0	7	2003	3	6600	N	N	25802 177TH PL SE
007	669900	1020	12/12/02	\$271,710	3239	0	7	2003	3	5025	N	N	25738 177TH PL SE
007	669900	1030	6/11/03	\$305,540	3239	0	7	2003	3	6689	N	N	25736 177TH PL SE
007	669900	1040	6/2/03	\$310,705	3239	0	7	2003	3	6684	N	N	25734 177TH PL SE
007	669900	0060	9/25/03	\$317,594	3240	0	7	2001	3	5000	N	N	25719 177TH PL SE
007	669900	0240	2/7/02	\$252,883	3240	0	7	2002	3	5500	N	N	25906 177TH PL SE
007	669900	0310	5/23/02	\$275,455	3240	0	7	2002	3	6350	N	N	17811 SE 259TH PL
007	669900	0320	2/21/02	\$292,825	3240	0	7	2002	3	6287	N	N	17819 SE 259TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	669900	0340	6/21/02	\$280,000	3240	0	7	2002	3	6000	N	N	17821 SE 259TH PL
007	669900	0490	2/20/03	\$268,400	3240	0	7	2001	3	5000	N	N	25828 179TH PL SE
007	669900	0540	4/22/02	\$261,030	3240	0	7	2002	3	5724	N	N	25738 179TH PL SE
007	669900	0570	5/31/02	\$262,410	3240	0	7	2002	3	5000	N	N	25722 179TH PL SE
007	669900	0600	5/22/02	\$257,115	3240	0	7	2002	3	5000	N	N	25708 179TH PL SE
007	669900	0660	6/12/02	\$253,720	3240	0	7	2002	3	4700	N	N	17908 SE 257TH ST
007	669900	0680	9/6/02	\$264,745	3240	0	7	2002	3	5616	N	N	17830 SE 257TH ST
007	669900	0700	8/10/02	\$267,720	3240	0	7	2002	3	5640	N	N	17820 SE 257TH ST
007	669900	0940	10/22/03	\$269,990	3240	0	7	2003	3	5100	N	N	17806 SE 259TH PL
007	669900	1190	5/16/02	\$270,875	3240	0	7	2002	3	5799	N	N	25727 179TH PL SE
007	669900	1200	6/11/02	\$285,572	3240	0	7	2002	3	5806	N	N	25721 179TH PL SE
007	669900	1230	6/4/02	\$284,888	3240	0	7	2002	3	5827	N	N	25707 179TH PL SE
007	669900	1240	7/8/02	\$276,135	3240	0	7	2002	3	6534	N	N	25701 179TH PL SE
007	669900	1460	7/1/03	\$287,500	3240	0	7	2001	3	6972	N	N	17910 SE 259TH ST
007	279980	0510	9/5/03	\$283,515	3280	0	7	2003	3	4506	N	N	26309 164TH PL SE
007	279980	0660	7/8/03	\$286,085	3280	0	7	2003	3	4739	N	N	16418 SE 264TH ST
007	279980	0790	8/20/03	\$289,125	3280	0	7	2003	3	6041	N	N	16513 SE 262ND PL
007	279980	0520	9/18/03	\$288,875	3400	0	7	2003	3	5740	N	N	26315 164TH PL SE
007	261830	0330	6/25/02	\$175,000	1060	0	8	1963	4	12170	N	N	14241 SE 200TH ST
007	261830	0550	3/25/03	\$184,700	1060	0	8	1964	4	10800	N	N	20116 143RD PL SE
007	262205	9081	3/13/03	\$242,500	1130	0	8	1979	4	55756	N	N	26823 164TH AV SE
007	262176	0120	2/25/02	\$210,000	1279	389	8	1997	3	7189	N	N	25861 175TH PL SE
007	262176	0130	5/9/02	\$206,500	1279	389	8	1997	3	6939	N	N	25855 175TH PL SE
007	262176	0670	3/18/02	\$209,950	1300	380	8	1997	3	7823	N	N	25925 175TH PL SE
007	151591	0080	5/2/03	\$270,000	1310	950	8	1993	3	10009	N	N	25921 160TH AV SE
007	262176	0100	2/25/03	\$202,500	1387	0	8	1997	3	8661	N	N	25873 175TH PL SE
007	262176	0570	6/27/03	\$192,000	1390	0	8	1997	3	6482	N	N	17551 SE 259TH PL
007	262175	0280	4/22/03	\$266,000	1400	900	8	1997	3	7533	N	N	25732 174TH PL SE
007	261830	0480	11/24/03	\$225,000	1470	0	8	1964	4	9498	N	N	14307 SE 200TH ST
007	019350	0110	6/19/02	\$188,000	1490	0	8	1967	3	10500	N	N	14903 SE 270TH PL
007	261830	0390	4/30/02	\$172,500	1500	0	8	1964	4	11887	N	N	14203 SE 201ST ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	262175	0120	5/6/02	\$217,500	1540	0	8	1997	3	6992	N	N	25715 174TH PL SE
007	262176	0010	1/25/03	\$215,000	1545	0	8	1997	3	13116	N	N	25903 175TH WY SE
007	262176	0090	9/11/03	\$214,950	1545	0	8	1997	3	8992	N	N	25879 175TH PL SE
007	019350	0040	3/26/03	\$199,950	1560	0	8	1968	3	9680	N	N	27020 150TH PL SE
007	885779	0160	8/23/02	\$212,500	1560	0	8	1994	3	15053	N	N	24222 199TH PL SE
007	262176	0240	10/16/03	\$225,000	1570	0	8	1997	3	7669	N	N	17518 SE 259TH PL
007	262176	0310	7/19/02	\$217,750	1570	0	8	1997	3	6900	N	N	17560 SE 259TH PL
007	689251	0010	3/3/03	\$244,757	1610	0	8	2002	3	18030	N	N	25419 156TH PL SE
007	689251	0120	11/25/02	\$237,900	1610	0	8	2002	3	4048	N	N	15709 SE 255TH PL
007	019350	0090	5/28/02	\$202,950	1650	0	8	1967	3	9900	N	N	14906 SE 270TH ST
007	142205	9039	1/29/02	\$315,000	1680	1350	8	1959	4	117378	N	N	15435 SE 224TH ST
007	142205	9126	11/24/03	\$382,500	1770	0	8	1970	3	236145	N	N	15015 SE 224TH ST
007	344491	0010	9/20/02	\$352,000	1800	600	8	1973	4	35150	N	N	21209 142ND AV SE
007	152205	9080	10/1/03	\$344,000	1810	0	8	1975	3	76665	N	N	23419 147TH AV SE
007	262175	0160	1/29/02	\$223,000	1850	0	8	1997	3	8353	N	N	25781 174TH PL SE
007	689251	0270	7/24/02	\$237,750	1870	0	8	2002	3	4803	N	N	25510 156TH PL SE
007	262175	0673	3/25/03	\$249,950	1960	0	8	2002	3	11109	N	N	17231 SE 257TH ST
007	689251	0020	7/2/02	\$249,500	1970	0	8	2001	3	4380	N	N	25425 - 156TH PL SE
007	689251	0050	8/9/02	\$254,975	1975	0	8	2002	3	4404	N	N	25505 - 156TH PL SE
007	151591	0140	6/11/03	\$244,500	1980	0	8	1993	3	7937	N	N	15930 SE 258TH ST
007	856289	1260	8/21/03	\$249,950	1980	0	8	2003	3	3600	N	N	16305 SE 251ST ST
007	262205	9083	4/16/03	\$269,000	1990	1280	8	1961	3	46173	N	N	26811 156TH PL SE
007	184310	0440	11/8/02	\$272,000	2010	0	8	1989	3	8305	N	N	16111 254TH AV SE
007	665470	0530	5/2/03	\$255,465	2020	0	8	2003	3	6999	N	N	18125 SE 246TH ST
007	142205	9062	6/26/03	\$270,000	2030	0	8	1969	4	48939	N	N	16227 SE 224TH ST
007	665470	0030	9/25/02	\$237,930	2030	0	8	2002	3	6998	N	N	18022 SE 246TH ST
007	665470	0060	4/9/03	\$279,249	2030	0	8	2003	3	6998	N	N	18108 SE 246TH ST
007	665470	0110	2/23/03	\$239,950	2030	0	8	2003	3	6998	N	N	18214 SE 246TH ST
007	665470	0280	11/25/02	\$249,763	2030	0	8	2003	3	6566	N	N	18205 SE 247TH ST
007	665470	0300	11/6/02	\$251,436	2030	0	8	2003	3	6566	N	N	18125 SE 247TH ST
007	665470	0320	12/6/02	\$247,950	2030	0	8	2003	3	6566	N	N	18109 SE 247TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	665470	0390	9/13/02	\$255,562	2030	0	8	2002	3	6999	N	N	18130 SE 247TH ST
007	665470	0410	3/4/03	\$246,950	2030	0	8	2003	3	6699	N	N	18212 SE 247TH ST
007	262176	0190	10/29/02	\$255,000	2060	0	8	1997	3	7754	N	N	25860 175TH PL SE
007	262176	0320	3/6/02	\$249,950	2060	0	8	1997	3	6795	N	N	17568 SE 259TH PL
007	262176	0330	8/26/03	\$269,950	2060	0	8	1997	3	6488	N	N	25853 176TH PL SE
007	262176	0520	10/10/03	\$253,000	2060	0	8	1997	3	7075	N	N	17621 SE 259TH CT
007	262176	0550	8/7/02	\$255,000	2060	0	8	1997	3	7946	N	N	17561 SE 259TH PL
007	689251	0040	4/19/02	\$248,000	2060	0	8	2001	3	4380	N	N	25501 - 156TH PL SE
007	689251	0200	11/27/02	\$250,000	2080	0	8	2002	3	4828	N	N	25420 157TH AV SE
007	665470	0570	12/17/03	\$299,950	2080	0	8	2002	3	6796	N	N	24608 180TH PL SE
007	689251	0080	8/20/02	\$258,000	2090	0	8	2002	3	4939	N	N	15623 SE 255TH PL
007	689251	0130	6/27/02	\$252,000	2090	0	8	2002	3	4874	N	N	15715 SE 255TH PL
007	689251	0150	3/20/02	\$252,750	2090	0	8	2001	2	4714	N	N	25510 - 157TH AV SE
007	689251	0160	3/25/02	\$259,500	2090	0	8	2001	3	4620	N	N	25506 - 157TH AV SE
007	665470	0560	8/4/03	\$265,015	2090	0	8	2003	3	6999	N	N	18103 SE 246TH ST
007	152205	9173	3/10/03	\$575,000	2100	1750	8	1990	3	87120	N	N	22525 141ST AV SE
007	262176	0360	2/20/02	\$264,950	2100	0	8	1997	3	7366	N	N	25833 176TH PL SE
007	102205	9039	1/24/02	\$275,000	2110	0	8	1973	4	82764	N	N	14720 SE 224TH ST
007	689251	0090	4/23/02	\$262,000	2135	0	8	2002	3	4911	N	N	15627 SE 255TH PL
007	856289	0630	12/27/02	\$207,000	2150	0	8	1907	4	5293	N	N	24831 164TH AV SE
007	262175	0150	7/25/03	\$262,950	2160	0	8	1997	3	8215	N	N	25777 174TH PL SE
007	184310	0130	10/11/02	\$260,000	2170	0	8	1990	3	11627	N	N	25304 163RD AV SE
007	142205	9110	11/5/03	\$439,000	2200	0	8	1977	4	94500	N	N	23001 164TH AV SE
007	689251	0100	8/11/03	\$279,950	2200	0	8	2002	3	4945	N	N	15631 SE 255TH PL
007	151591	0110	8/28/02	\$285,000	2270	0	8	1993	3	12799	N	N	15931 SE 258TH ST
007	689251	0290	3/26/02	\$268,700	2300	0	8	2001	3	4620	N	N	25502 156TH PL SE
007	262176	0410	9/24/02	\$260,000	2330	0	8	1997	3	6882	N	N	25808 176TH PL SE
007	184310	0020	7/25/03	\$260,000	2340	0	8	1990	3	6448	N	N	16320 SE 254TH ST
007	262175	0230	3/3/03	\$270,000	2345	0	8	1997	3	7210	N	N	25756 174TH PL SE
007	262175	0290	9/18/03	\$290,950	2345	0	8	1997	3	9688	N	N	25726 174TH PL SE
007	665470	0290	10/8/02	\$284,529	2360	0	8	2002	3	6566	N	N	18131 SE 247TH ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	856289	0830	11/14/02	\$323,613	2370	0	8	2002	3	5092	N	N	16015 SE 250TH CT
007	151591	0090	11/10/03	\$325,000	2380	0	8	1993	3	11859	N	N	25915 160TH AV SE
007	856289	0080	9/10/02	\$290,000	2395	0	8	2002	3	4482	N	N	16314 SE 251ST ST
007	184310	0280	8/20/03	\$279,000	2400	0	8	1989	3	8313	N	N	16129 SE 252ND PL
007	689251	0030	2/25/02	\$266,000	2400	0	8	2001	3	4380	N	N	25429 - 156TH PL SE
007	689251	0060	7/30/03	\$288,400	2400	0	8	2002	3	5731	N	N	25509 156TH PL SE
007	856289	0180	3/22/02	\$281,995	2400	0	8	2001	3	3997	N	N	16204 SE 251ST ST
007	856289	1150	11/18/02	\$288,500	2400	0	8	2001	3	3643	N	N	16201 SE 251ST ST
007	856289	0340	4/1/02	\$282,950	2406	0	8	2002	3	6243	N	N	25008 161ST PL SE
007	856289	1020	7/17/03	\$324,240	2406	0	8	2003	3	5025	N	N	16101 SE 251ST ST
007	856289	1060	8/13/03	\$292,681	2406	0	8	2003	3	5047	N	N	25115 - 161ST PL SE
007	856289	1110	9/3/03	\$315,685	2406	0	8	2003	3	5555	N	N	25122 - 161ST PL SE
007	856289	1340	6/23/02	\$274,385	2406	0	8	2002	3	7406	N	N	16032 SE 250TH CT
007	184310	0670	1/9/02	\$270,000	2410	0	8	1990	3	7720	N	N	25432 163RD PL SE
007	689251	0230	10/20/03	\$305,000	2410	0	8	2002	3	4620	N	N	25429 157TH AV SE
007	689251	0320	6/11/02	\$265,750	2410	0	8	2002	3	4847	N	N	25420 156TH PL SE
007	856289	0010	10/31/03	\$297,000	2410	0	8	2001	3	6044	N	N	25028 163RD PL SE
007	856289	0710	11/4/03	\$304,950	2410	0	8	2001	3	5785	N	N	24917 161ST PL SE
007	856289	0280	5/3/02	\$310,635	2428	0	8	2002	3	5499	N	N	16228 SE 250TH PL
007	856289	0310	1/4/02	\$308,825	2428	0	8	2002	3	6255	N	N	16214 SE 250TH PL
007	856289	0640	12/9/03	\$315,000	2428	0	8	2002	3	5137	N	N	16008 SE 249TH PL
007	856289	0690	2/6/02	\$308,606	2428	0	8	2002	3	5000	N	N	16023 SE 249TH PL
007	856289	0760	9/17/02	\$307,406	2428	0	8	2002	3	4991	N	N	16024 SE 250TH CT
007	856289	0780	6/20/02	\$304,315	2428	0	8	2002	3	5645	N	N	16014 SE 250TH CT
007	856289	0900	12/16/02	\$316,058	2428	0	8	2003	3	5000	N	N	16102 SE 251ST ST
007	856289	0940	1/21/03	\$308,547	2428	0	8	2003	3	5000	N	N	16012 SE 251ST ST
007	856289	1000	5/14/03	\$314,395	2428	0	8	2003	3	5025	N	N	16023 SE 251ST ST
007	856289	1040	6/11/03	\$357,298	2428	0	8	2003	3	5753	N	N	25105 - 161ST PL SE
007	856289	1100	7/18/03	\$322,000	2428	0	8	2003	3	5556	N	N	25128 - 161ST PL SE
007	689251	0210	4/18/02	\$279,000	2430	0	8	2002	3	4836	N	N	25419 157TH AV SE
007	689251	0280	6/6/02	\$261,500	2430	0	8	2002	3	4570	N	N	25506 156TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	856289	0020	1/8/02	\$298,000	2430	0	8	2001	3	6079	N	N	25022 163RD PL SE
007	856289	0050	3/25/02	\$309,950	2430	0	8	2001	3	6595	N	N	25008 - 163RD PL SE
007	856289	0590	6/24/02	\$308,615	2430	0	8	2001	3	5000	N	N	16032 SE 249TH PL
007	856289	0590	2/26/03	\$303,000	2430	0	8	2001	3	5000	N	N	16032 SE 249TH PL
007	856289	0740	10/28/03	\$342,950	2430	0	8	2001	3	6413	N	N	16106 SE 250TH CT
007	151591	0230	5/21/02	\$296,000	2440	0	8	1993	3	12547	N	N	16002 SE 258TH ST
007	184310	0010	8/9/02	\$270,000	2450	0	8	1990	3	7366	N	N	16326 SE 254TH ST
007	152205	9084	8/7/03	\$362,000	2460	0	8	1977	3	112820	N	N	14505 SE 234TH PL
007	238000	0210	5/17/02	\$324,950	2460	0	8	1967	4	35150	N	N	16651 SE 235TH ST
007	665470	0010	12/17/02	\$252,450	2460	0	8	2002	3	6900	N	N	18008 SE 246TH ST
007	665470	0040	10/3/02	\$257,700	2460	0	8	2002	3	6998	N	N	18028 SE 246TH ST
007	665470	0120	7/17/03	\$286,506	2460	0	8	2003	3	6857	N	N	18222 SE 246TH ST
007	665470	0220	8/21/03	\$335,880	2460	0	8	2003	3	11786	N	N	18329 SE 247TH ST
007	665470	0270	12/20/02	\$259,950	2460	0	8	2003	3	6566	N	N	18211 SE 247TH ST
007	665470	0350	6/17/03	\$288,232	2460	0	8	2003	3	6999	N	N	18102 SE 247TH ST
007	665470	0380	3/14/03	\$259,950	2460	0	8	2003	3	6999	N	N	18124 SE 247TH ST
007	665470	0400	4/2/03	\$259,950	2460	0	8	2003	3	6999	N	N	18206 SE 247TH ST
007	665470	0550	6/10/03	\$300,307	2460	0	8	2003	3	6999	N	N	18109 SE 246TH ST
007	856289	0770	7/12/02	\$312,187	2478	0	8	2002	3	5114	N	N	16018 SE 250TH CT
007	184310	0210	9/4/03	\$280,500	2480	0	8	1990	3	7400	N	N	25327 163RD AV SE
007	151591	0060	5/22/03	\$325,000	2490	0	8	1993	3	11251	N	N	25933 160TH AV SE
007	856289	0110	3/19/03	\$286,500	2517	0	8	2002	3	4062	N	N	16302 SE 251ST ST
007	856289	1170	5/24/02	\$289,995	2517	0	8	2002	3	3600	N	N	16209 SE 251ST ST
007	856289	0160	10/22/02	\$293,995	2520	0	8	2001	3	4000	N	N	16212 SE 251ST ST
007	151591	0040	6/20/03	\$307,950	2530	0	8	1993	3	12269	N	N	25941 160TH AV SE
007	151591	0270	2/15/02	\$292,000	2570	0	8	1994	3	9953	N	N	25820 160TH AV SE
007	151592	0200	9/23/02	\$309,950	2570	0	8	1995	3	10603	N	N	26118 162ND AV SE
007	151592	0160	7/15/02	\$288,000	2590	0	8	1994	3	9150	N	N	16219 SE 261ST PL
007	665470	0020	11/18/02	\$266,950	2590	0	8	2002	3	6998	N	N	18014 SE 246TH ST
007	665470	0050	9/18/02	\$275,193	2590	0	8	2002	3	6998	N	N	18102 SE 246TH ST
007	665470	0080	7/28/03	\$269,950	2590	0	8	2003	3	6998	N	N	18126 SE 246TH ST

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Area 60
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	665470	0100	8/1/03	\$324,430	2590	0	8	2003	3	6998	N	N	18208 SE 246TH ST
007	665470	0260	12/11/02	\$276,950	2590	0	8	2003	3	6438	N	N	18219 SE 247TH ST
007	665470	0310	11/7/02	\$275,950	2590	0	8	2002	3	6566	N	N	18117 SE 247TH ST
007	665470	0330	11/7/02	\$368,376	2590	0	8	2003	3	6566	N	N	18103 SE 247TH ST
007	665470	0360	5/19/03	\$279,950	2590	0	8	2003	3	6999	N	N	18110 SE 247TH ST
007	665470	0420	12/19/02	\$292,900	2590	0	8	2003	3	6858	N	N	18218 SE 247TH ST
007	665470	0540	7/21/03	\$297,546	2590	0	8	2003	3	6999	N	N	18117 SE 246TH ST
007	856289	0860	11/8/02	\$358,262	2600	0	8	2002	3	5045	N	N	16031 SE 250TH CT
007	856289	0140	3/12/02	\$288,995	2610	0	8	2001	3	4990	N	N	16222 SE 251ST ST
007	856289	0140	6/17/03	\$282,000	2610	0	8	2001	3	4990	N	N	16222 SE 251ST ST
007	856289	0880	1/28/03	\$339,860	2610	0	8	2002	3	5383	N	N	16107 SE 250TH CT
007	184310	0180	6/12/03	\$267,500	2620	0	8	1990	3	9610	N	N	25331 163RD AV SE
007	689250	0030	3/7/02	\$307,750	2630	0	8	2000	3	5250	N	N	25420 155TH AV SE
007	856289	1210	4/28/03	\$296,000	2660	0	8	2002	3	4085	N	N	16225 SE 251ST ST
007	856289	0610	4/24/02	\$304,000	2670	0	8	2001	3	5000	N	N	16022 SE 249TH PL
007	856289	0650	6/23/02	\$316,950	2670	0	8	2002	3	5064	N	N	16004 SE 249TH PL
007	856289	0550	4/15/02	\$316,000	2720	0	8	2001	3	5000	N	N	16126 SE 249TH PL
007	856289	1230	3/12/03	\$295,995	2720	0	8	2002	3	4085	N	N	16229 SE 251ST ST
007	856289	1190	9/5/02	\$292,995	2729	0	8	2002	3	4085	N	N	16217 SE 251ST ST
007	546720	0085	7/16/03	\$348,000	2730	0	8	1998	3	9148	N	N	14818 SE 267TH ST
007	856289	0850	11/22/02	\$315,125	2740	0	8	2002	3	5043	N	N	16025 SE 250TH CT
007	151592	0150	4/3/02	\$309,950	2760	0	8	1997	3	14654	N	N	16223 SE 261ST PL
007	689251	0310	11/13/02	\$320,000	2780	0	8	2001	3	4620	N	N	25424 156TH PL SE
007	856289	1220	3/19/03	\$299,995	2810	0	8	2002	3	4085	N	N	16227 SE 251ST ST
007	856289	1200	12/10/02	\$300,250	2820	0	8	2002	3	4085	N	N	16221 SE 251ST ST
007	856289	0090	7/23/03	\$294,995	2828	0	8	2002	3	4000	N	N	16310 SE 251ST ST
007	856289	0120	5/20/03	\$300,545	2828	0	8	2002	3	4990	N	N	16232 SE 251ST ST
007	856289	1160	3/12/02	\$294,995	2828	0	8	2002	3	3600	N	N	16205 SE 251ST ST
007	856289	0150	1/10/02	\$297,195	2830	0	8	2001	3	4490	N	N	16216 SE 251ST ST
007	856289	0170	1/3/02	\$296,995	2830	0	8	2001	3	4000	N	N	16208 SE 251ST ST
007	856289	0100	3/12/03	\$299,995	2831	0	8	2002	3	4000	N	N	16304 SE 251ST ST

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Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	856289	0130	3/19/03	\$301,995	2831	0	8	2002	3	4990	N	N	16226 SE 251ST ST
007	856289	1180	6/19/02	\$299,995	2831	0	8	2002	3	3924	N	N	16211 SE 251ST ST
007	856289	0030	1/18/02	\$324,950	2850	0	8	2001	3	6114	N	N	25018 - 163RD PL SE
007	856289	0390	8/6/02	\$327,995	2850	0	8	2001	3	6209	N	N	16125 SE 249TH PL
007	856289	0520	11/22/02	\$324,995	2850	0	8	2001	3	5000	N	N	16208 SE 249TH PL
007	856289	0730	9/21/03	\$349,950	2870	0	8	2001	3	5891	N	N	24927 161ST PL SE
007	856289	0270	12/27/02	\$322,000	2890	0	8	2002	3	5926	N	N	16232 SE 250TH PL
007	856289	0290	9/9/03	\$345,365	2903	0	8	2002	3	5125	N	N	16224 SE 250TH PL
007	856289	0330	3/24/02	\$358,923	2903	0	8	2002	3	7189	N	N	16206 SE 250TH PL
007	856289	0350	4/9/02	\$335,131	2903	0	8	2002	3	5924	N	N	25000 161ST PL SE
007	856289	0660	7/2/03	\$349,950	2903	0	8	2002	3	5329	N	N	16007 SE 249TH PL
007	856289	0660	4/24/02	\$326,485	2903	0	8	2002	3	5329	N	N	16007 SE 249TH PL
007	856289	0700	1/22/02	\$338,415	2903	0	8	2002	3	5000	N	N	16029 SE 249TH PL
007	856289	0750	8/26/02	\$346,162	2903	0	8	2002	3	5620	N	N	16030 SE 250TH CT
007	856289	0790	7/9/02	\$347,182	2903	0	8	2002	3	5959	N	N	16010 SE 250TH CT
007	856289	0810	3/11/03	\$348,300	2903	0	8	2002	3	6031	N	N	16003 SE 250TH CT
007	856289	0840	8/2/02	\$357,271	2903	0	8	2002	3	6047	N	N	16019 SE 250TH CT
007	856289	0870	9/4/02	\$366,153	2903	0	8	2002	3	5062	N	N	16101 SE 250TH CT
007	856289	0890	12/18/02	\$350,816	2903	0	8	2003	3	5000	N	N	16106 SE 251ST ST
007	856289	0920	5/12/03	\$345,560	2903	0	8	2003	3	5000	N	N	16024 SE 251ST ST
007	856289	0950	3/10/03	\$347,736	2903	0	8	2003	3	5000	N	N	16008 SE 251ST ST
007	856289	0990	7/22/03	\$345,416	2903	0	8	2003	3	5396	N	N	16017 SE 251ST ST
007	856289	1010	2/18/03	\$370,977	2903	0	8	2003	3	5025	N	N	16027 SE 251ST ST
007	856289	1120	8/28/03	\$334,572	2903	0	8	2003	3	5555	N	N	25118 161ST PL SE
007	856289	0480	5/1/02	\$325,090	2955	0	8	2002	3	5046	N	N	16228 SE 249TH PL
007	856289	0500	6/3/02	\$327,995	2955	0	8	2002	3	5000	N	N	16218 SE 249TH PL
007	132205	9014	2/3/03	\$610,000	3030	0	8	1993	3	870328	N	N	17540 SE 236TH PL
007	856289	0530	4/15/02	\$323,995	3060	0	8	2001	3	5000	N	N	16204 SE 249TH PL
007	856289	0440	11/12/02	\$324,995	3104	0	8	2003	3	5000	N	N	16217 SE 249TH PL
007	856289	0410	4/2/02	\$323,995	3105	0	8	2002	3	5668	N	N	16203 SE 249TH PL
007	856289	0430	8/20/02	\$319,000	3105	0	8	2002	3	5048	N	N	16211 SE 249TH PL

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	856289	0460	3/28/02	\$323,995	3105	0	8	2002	3	8894	N	N	16229 SE 249TH PL
007	856289	0370	10/30/02	\$322,995	3110	0	8	2001	3	5868	N	N	24924 161ST PL SE
007	856289	0540	1/25/02	\$321,995	3110	0	8	2001	3	5000	N	N	16132 SE 249TH PL
007	856289	0380	2/10/03	\$330,000	3170	0	8	2001	3	5864	N	N	24918 161ST PL SE
007	856289	0420	7/12/02	\$325,995	3170	0	8	2002	3	5249	N	N	16207 SE 249TH PL
007	856289	0450	9/12/02	\$325,995	3170	0	8	2002	3	5190	N	N	16223 SE 249TH PL
007	856289	0490	4/15/02	\$331,318	3170	0	8	2002	3	5006	N	N	16224 SE 249TH PL
007	856289	0510	4/3/02	\$326,995	3170	0	8	2002	3	5000	N	N	16212 SE 249TH PL
007	152205	9114	11/26/03	\$510,000	3260	2640	8	1973	3	111078	N	N	14421 SE 232ND ST
007	256995	0040	3/19/02	\$515,000	3310	2290	8	1999	3	43095	N	N	14522 SE 213TH ST
007	856289	0300	5/7/02	\$340,148	3334	0	8	2002	3	5665	N	N	16218 SE 250TH PL
007	856289	0670	1/9/02	\$342,419	3334	0	8	2002	3	5645	N	N	16011 SE 249TH PL
007	856289	0800	9/9/02	\$348,926	3334	0	8	2002	3	5661	N	N	16006 SE 250TH CT
007	856289	0820	2/20/03	\$331,340	3334	0	8	2002	3	5033	N	N	16007 SE 250TH CT
007	856289	0910	2/18/03	\$329,320	3334	0	8	2003	3	5000	N	N	16030 SE 251ST ST
007	856289	0930	2/12/03	\$337,555	3334	0	8	2003	3	6000	N	N	16018 SE 251ST ST
007	856289	0960	7/17/03	\$349,950	3334	0	8	2003	3	5000	N	N	16004 SE 251ST ST
007	856289	1030	4/24/03	\$348,685	3334	0	8	2003	3	5025	N	N	16105 SE 251ST ST
007	856289	0600	8/29/03	\$344,000	3340	0	8	2001	3	5000	N	N	16028 SE 249TH PL
007	856289	0720	7/11/03	\$369,950	3340	0	8	2001	3	5987	N	N	24923 161ST PL SE
007	856289	0360	7/12/02	\$347,110	3344	0	8	2002	3	6060	N	N	24930 161ST PL SE
007	856289	0320	9/18/02	\$344,491	3362	0	8	2002	3	6228	N	N	16210 SE 250TH PL
007	856289	0680	3/24/02	\$387,705	3366	0	8	2002	3	4883	N	N	16017 SE 249TH PL
007	856289	0040	3/25/02	\$340,000	3488	0	8	2001	3	6283	N	N	25012 163RD PL SE
007	142205	9236	5/29/03	\$507,600	3600	0	8	1999	3	85800	N	N	23008 156TH AV SE
007	571100	0080	3/26/02	\$234,500	1340	600	9	1975	3	9702	Y	N	16457 SE 264TH ST
007	262175	0350	4/26/02	\$209,493	1360	640	9	1998	3	8057	N	N	17514 SE 257TH ST
007	262176	0430	7/25/03	\$289,950	1360	640	9	1997	3	7000	N	N	25820 176TH PL SE
007	262175	0380	6/19/03	\$279,950	2080	0	9	1998	3	9985	N	N	17612 SE 257TH CT
007	923844	0120	8/21/03	\$312,950	2100	1440	9	1966	3	16540	N	N	25330 157TH PL SE
007	680630	0130	8/11/03	\$443,000	2240	1630	9	1999	3	12825	Y	N	26628 163RD CT SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	680630	0180	5/15/02	\$415,000	2540	1110	9	2002	3	14797	N	N	16331 SE 266TH PL
007	680630	0310	7/25/03	\$339,950	2570	0	9	1994	3	8966	N	N	26500 163RD AV SE
007	262175	0440	5/6/03	\$279,950	2680	0	9	1997	3	8441	N	N	25718 176TH PL SE
007	262176	0440	2/27/03	\$307,000	2680	0	9	1997	3	7000	N	N	25826 176TH PL SE
007	680630	0200	3/24/03	\$479,488	2710	0	9	2003	3	13704	N	N	16341 SE 266TH PL
007	680630	0700	6/19/02	\$359,950	2780	0	9	1994	3	8655	N	N	26449 161ST PL SE
007	262175	0360	6/14/02	\$317,000	2830	0	9	1998	3	10115	N	N	17520 SE 257TH ST
007	262175	0520	10/10/02	\$317,000	2830	0	9	1997	3	6948	N	N	17515 SE 257TH ST
007	680630	0810	6/24/02	\$375,000	2840	0	9	1999	3	12240	N	N	16004 SE 264TH PL
007	680630	0790	3/19/02	\$345,000	2957	0	9	1998	3	12187	N	N	16102 SE 264TH PL
007	232205	9047	10/26/02	\$440,000	2960	0	9	1979	3	125017	N	N	24216 156TH AV SE
007	680630	0630	7/3/03	\$375,000	3000	0	9	1994	3	8409	N	N	16111 SE 264TH PL
007	680630	0690	6/18/03	\$398,000	3020	0	9	1994	3	10510	N	N	26445 161ST PL SE
007	142205	9231	11/12/03	\$421,000	3100	0	9	2000	3	94491	N	N	23905 164TH AV SE
007	232205	9134	10/8/03	\$480,000	3100	0	9	1994	3	43560	Y	N	25423 153RD AV SE
007	252205	9238	4/8/03	\$395,000	3170	0	9	1989	3	60548	N	N	17048 SE 257TH PL
007	680630	0990	11/19/02	\$410,000	3320	0	9	1997	3	8149	N	N	16018 SE 267TH CT
007	680630	0190	6/18/03	\$455,000	3350	1000	9	2003	3	10993	N	N	16337 SE 266TH PL
007	680630	1050	7/21/03	\$415,000	3450	0	9	1996	3	14319	N	N	16023 SE 267TH CT
007	680630	1000	9/1/03	\$450,000	3470	0	9	1997	3	9096	N	N	16014 SE 267TH CT
007	102205	9167	2/11/03	\$409,000	3560	0	9	1988	3	42525	N	N	14511 SE 216TH ST
007	680630	0140	4/16/02	\$420,000	3580	0	9	1999	3	11710	Y	N	26624 163RD CT SE
007	032205	9349	5/14/03	\$528,000	3724	0	9	1999	3	23944	N	N	20616 140TH AV SE
007	391340	0060	9/11/02	\$285,000	2250	0	10	1977	3	13800	N	N	26321 166TH PL SE
007	680630	0730	3/28/02	\$409,950	3010	0	10	1994	3	7780	N	N	26440 161ST PL SE
007	680630	0230	12/6/02	\$405,000	3830	0	10	1996	3	8324	N	N	16314 SE 266TH PL
007	232205	9062	12/23/02	\$429,000	2350	2250	11	1963	4	98445	Y	N	25501 153RD AV SE

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	052206	9005	11/01/02	\$176,107	RELATED PARTY, FRIEND, NEIGHBOR UNFIN AREA
3	052206	9012	05/20/02	\$775,000	ACTIVE PERMIT BEFORE SALE >25K
3	052206	9073	04/20/02	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	062206	9033	01/15/03	\$189,500	NO MARKET EXPOSURE
3	062206	9041	08/29/02	\$359,500	UNFIN AREA
3	062206	9107	11/30/02	\$310,000	RELOCATION - SALE TO SERVICE
3	082206	9112	10/16/02	\$714,498	UNFIN AREA
3	082206	9118	09/18/02	\$124,000	% COMPL; DOR RATIO
3	092206	9055	06/22/02	\$5,117	UNFIN AREA; DOR RATIO
3	092206	9093	03/15/02	\$7,369	DOR RATIO
3	092206	9162	05/03/02	\$9,125	UNFIN AREA; DOR RATIO
3	092206	9183	03/14/02	\$10,064	DOR RATIO
3	122205	9011	09/22/03	\$1,120,000	DIAGNOSTIC OUTLIER
3	122205	9016	01/14/03	\$227,950	ESTATE ADMIN; RELATED PARTY,FRIEND,NBR
3	131043	0060	06/21/02	\$404,000	RELOCATION - SALE BY SERVICE
3	131043	0060	04/27/02	\$404,000	RELOCATION - SALE TO SERVICE
3	131043	0340	01/07/02	\$349,000	ACTIVE PERMIT BEFORE SALE >25K
3	131043	0360	07/14/03	\$395,950	RELOCATION - SALE BY SERVICE
3	131043	0360	07/10/03	\$395,950	RELOCATION - SALE TO SERVICE
3	131043	0430	09/06/02	\$347,500	RELOCATION - SALE TO SERVICE
3	131043	0650	06/19/03	\$350,000	RELOCATION - SALE BY SERVICE
3	131043	0650	03/14/03	\$350,000	RELOCATION - SALE TO SERVICE
3	131044	0520	01/07/02	\$381,000	RELOCATION - SALE BY SERVICE
3	162206	9084	10/10/02	\$6,615	DOR RATIO
3	162206	9128	08/12/02	\$12,000	DOR RATIO
3	172206	9005	03/01/02	\$271,660	IMP COUNT;EXEMPT FROM EXCISE TAX
3	172206	9018	05/09/02	\$3,597	DOR RATIO
3	172206	9020	08/08/02	\$200,000	% COMPL; DOR RATIO
3	172206	9026	02/27/02	\$5,302	DOR RATIO
3	172206	9052	08/02/02	\$60,719	RELATED PARTY,FRIEND,NEIGHBOR; DOR RATIO
3	172206	9100	06/01/03	\$5,000	DOR RATIO
3	172206	9132	05/05/03	\$325,000	RELOCATION - SALE BY SERVICE
3	172206	9132	05/05/03	\$325,000	RELOCATION - SALE TO SERVICE
3	172206	9144	03/20/02	\$145,000	% COMPLETE
3	182206	9023	04/11/03	\$315,000	PREV IMP <=10K
3	252305	9048	05/15/03	\$199,500	DIAGNOSTIC OUTLIER
3	259270	0110	01/31/03	\$445,000	IMP COUNT
3	259270	0190	10/24/03	\$258,507	FORECLOSURE
3	302306	9075	08/04/03	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	302306	9078	03/20/02	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	302306	9136	07/03/03	\$44,318	QUIT CLAIM DEED; DOR RATIO
3	302306	9194	12/04/03	\$805,757	OPEN SPACE
3	322306	9014	09/21/02	\$129,500	EXEMPT FROM EXCISE TAX; DOR RATIO
3	322306	9015	01/23/02	\$247,500	NO MARKET EXPOSURE
3	322306	9159	07/01/03	\$870,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	362305	9095	06/05/02	\$82,000	PART INTEREST;RELATED PARTY,FRIEND,NBR
3	362305	9095	07/22/02	\$79,456	RELATED PARTY,FRIEND, NEIGHBOR; DOR RATIO
3	400840	0125	03/07/03	\$175,000	OBSOLESCENCE
3	400840	0345	07/29/03	\$299,950	TRADE
3	511280	0320	01/31/03	\$148,000	UNFIN AREA
3	511290	0460	05/21/03	\$50,878	PART INTEREST;RELATED PARTY,FRIEND,NBR
3	511300	0070	04/09/02	\$163,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	511300	0720	05/13/02	\$129,482	DIAGNOSTIC OUTLIER
3	511328	0020	05/11/02	\$5,526	DOR RATIO
3	511328	0050	07/31/02	\$312,000	OBSOLESCENCE
3	770170	0290	05/10/02	\$40,613	RELATED PARTY,FRIEND,NEIGHBOR; DOR RATIO
3	770193	0040	10/27/03	\$403,000	RELOCATION - SALE TO SERVICE
3	770193	0100	03/25/02	\$454,500	RELOCATION - SALE BY SERVICE
3	770260	0280	12/13/02	\$300,000	EXEMPT FROM EXCISE TAX
3	770260	0590	01/18/02	\$310,000	TEAR DOWN
3	780190	0050	06/10/02	\$60,934	QUIT CLAIM DEED; DOR RATIO
3	793790	0060	12/30/02	\$620,000	UNFIN AREA
3	793790	0080	04/30/02	\$1,200,000	DIAGNOSTIC OUTLIER
3	793790	0110	06/25/03	\$950,000	DIAGNOSTIC OUTLIER
3	793790	0170	12/16/03	\$841,200	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0010	09/16/03	\$306,070	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0080	08/21/03	\$341,660	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0110	09/29/03	\$269,610	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0120	09/10/03	\$346,590	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0130	07/25/03	\$302,560	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0160	10/28/03	\$322,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0160	06/28/03	\$4,746,000	%COMPL; ACTIVE PERMIT BEFORE SALE >25K
3	869150	0580	08/19/03	\$407,280	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0590	08/04/03	\$314,265	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0600	08/26/03	\$290,140	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0620	08/15/03	\$374,550	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0630	10/01/03	\$420,795	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0640	10/14/03	\$281,740	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0650	09/25/03	\$389,260	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0670	08/07/03	\$402,380	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0680	09/04/03	\$399,550	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0730	10/10/03	\$263,815	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0750	07/24/03	\$260,645	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0770	09/22/03	\$260,215	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	869150	0790	08/08/03	\$307,705	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	950880	0050	01/24/02	\$262,700	RELATED PARTY, FRIEND, OR NEIGHBOR
3	955800	0030	10/03/03	\$357,855	% COMPLETE
3	955800	0570	12/23/03	\$383,965	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955800	0610	12/23/03	\$350,000	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955801	0010	11/19/03	\$373,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	955801	0040	11/10/03	\$335,120	% COMPLETE
3	955801	0060	11/03/03	\$366,635	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955801	0200	08/12/03	\$299,700	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955801	0210	10/08/03	\$292,180	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955802	0070	11/17/02	\$322,656	SALE LISTED ON WRONG PARCEL
3	955802	0110	06/30/03	\$405,500	GOV AGENCY; EXEMPT FROM EXCISE TAX
3	955802	0480	08/26/02	\$263,145	NON-REPRESENTATIVE SALE
3	955802	0910	10/29/02	\$229,950	NO MARKET EXPOSURE
3	955802	1010	10/22/03	\$316,681	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955802	1030	08/22/03	\$303,500	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955802	1040	09/11/03	\$357,000	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0020	11/03/03	\$549,900	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0110	09/23/03	\$460,776	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0610	10/27/03	\$351,949	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0620	11/18/03	\$359,441	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0630	08/13/03	\$384,155	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0630	09/14/03	\$342,367	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0630	11/03/03	\$332,569	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0640	08/25/03	\$379,851	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0660	09/23/03	\$352,860	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0670	11/10/03	\$373,500	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0720	09/22/03	\$536,189	OBSOL; ACTIVE PERMIT BEFORE SALE >25K
3	955804	0770	09/29/03	\$454,950	SALE LISTED ON WRONG PARCEL
3	955804	0790	11/18/03	\$464,900	% COMPLETE
3	955804	0950	10/13/03	\$280,457	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0960	10/23/03	\$286,589	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	0970	09/25/03	\$267,388	% COMPLETE
3	955804	1080	09/16/03	\$250,709	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
3	955804	1090	09/24/03	\$276,231	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	001190	0110	10/20/03	\$236,250	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	001190	0120	10/17/03	\$250,250	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	001190	0130	11/07/03	\$250,250	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	001190	0150	11/07/03	\$251,750	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	020003	0020	11/21/03	\$302,000	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	032205	9070	08/14/02	\$175,000	NON-REPRESENTATIVE SALE
7	032205	9076	01/23/03	\$182,595	QUIT CLAIM DEED
7	032205	9209	05/03/02	\$425,000	IMP CHAR DONT REFLECT DATA AT TIME OF SALE
7	102205	9088	05/21/02	\$319,000	% NET CONDITION
7	112205	9043	12/12/02	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	132205	9002	08/20/03	\$118,975	DOR RATIO
7	132205	9078	09/18/03	\$415,000	PERS MOBILE HOME
7	132205	9149	02/11/02	\$225,000	% COMPL; DOR RATIO
7	142205	9014	06/23/03	\$767,000	IMP COUNT
7	142205	9088	08/25/03	\$299,000	ERROR ON EXCISE TAX AFFIDAVIT
7	142205	9125	06/07/02	\$95,000	DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	142205	9206	09/16/02	\$132,000	DOR RATIO
7	151590	0230	10/28/02	\$266,500	RELOCATION - SALE BY SERVICE
7	151590	0230	09/28/02	\$287,500	RELOCATION - SALE TO SERVICE
7	151591	0080	05/02/03	\$270,000	RELOCATION - SALE BY SERVICE
7	152205	9021	10/03/03	\$360,000	DIAGNOSTIC OUTLIER
7	184313	0020	10/08/03	\$232,000	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0030	10/09/03	\$227,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0040	08/13/03	\$233,950	SALE LISTED ON WRONG PARCEL
7	184313	0050	09/29/03	\$247,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0220	11/24/03	\$253,062	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0230	11/28/03	\$292,313	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0720	12/23/03	\$259,800	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0800	08/19/03	\$265,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0810	09/09/03	\$232,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0820	08/21/03	\$250,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0830	10/01/03	\$229,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0870	10/07/03	\$222,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0880	10/16/03	\$250,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	184313	0920	10/03/03	\$308,651	% COMPLETE
7	184313	0960	12/17/03	\$308,000	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	186580	0170	07/23/03	\$174,900	RELOCATION - SALE TO SERVICE
7	186580	0280	08/13/02	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	192206	9010	07/08/03	\$625,000	NON-REPRESENTATIVE SALE
7	192206	9060	12/10/03	\$307,000	IMP COUNT
7	192206	9083	12/09/03	\$10,077	IMP COUNT; DOR RATIO
7	202206	9058	05/23/02	\$310,000	UNFIN AREA
7	202206	9170	09/25/03	\$435,000	DIAGNOSTIC OUTLIER
7	232980	0350	08/11/03	\$204,500	RELOCATION - SALE TO SERVICE
7	232981	0260	11/17/03	\$112,000	DOR RATIO
7	232981	0310	05/15/02	\$214,600	RELOCATION - SALE BY SERVICE
7	232981	0310	03/19/02	\$214,600	RELOCATION - SALE TO SERVICE
7	242205	9045	10/01/03	\$700,000	IMP COUNT
7	242205	9055	04/23/02	\$291,000	PERS MOBILE HOME
7	242205	9171	08/23/02	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	242205	9171	01/21/02	\$269,875	EXEMPT FROM EXCISE TAX
7	252205	9255	05/08/03	\$109,779	PART INTEREST;RELATED PARTY,FRIEND,NBR
7	255082	0100	06/20/03	\$193,750	RELOCATION - SALE BY SERVICE
7	255082	0100	06/20/03	\$193,750	RELOCATION - SALE TO SERVICE
7	262176	0120	10/14/03	\$80,000	DOR RATIO
7	262176	0400	02/01/02	\$189,450	CHARACTERISTICS CHANGED SINCE SALE
7	262176	0400	05/22/03	\$305,000	REMODEL PRIOR TO SALE;CHARS NOT PICKED UP
7	262205	9033	02/28/03	\$8,000	DOR RATIO
7	262205	9033	04/05/02	\$154,000	NO MARKET EXPOSURE
7	262205	9114	08/15/03	\$195,550	DIAGNOSTIC OUTLIER
7	262205	9136	03/14/03	\$165,000	GOV AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	279980	0410	08/25/03	\$274,340	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0420	10/06/03	\$242,730	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0460	07/02/03	\$264,615	NO MARKET EXPOSURE
7	279980	0530	08/08/03	\$294,760	NO MARKET EXPOSURE
7	279980	0550	07/07/03	\$282,600	PREV IMP <=10K; DOR RATIO
7	279980	0620	10/23/03	\$283,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0630	09/30/03	\$299,365	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0640	09/09/03	\$266,615	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0650	12/11/03	\$316,500	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0680	10/08/03	\$300,655	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0700	10/31/03	\$286,060	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0720	09/03/03	\$312,245	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0730	12/19/03	\$239,990	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0740	09/26/03	\$259,320	ACTIVE PERMIT BEFORE SALE >25K
7	279980	0750	10/08/03	\$251,320	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0760	09/29/03	\$269,800	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	279980	0780	11/24/03	\$262,660	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	338430	0270	09/30/03	\$132,994	FORECLOSURE
7	338430	0270	03/21/03	\$149,744	GOV AGENCY; EXEMPT FROM EXCISE TAX
7	546720	0055	08/20/03	\$290,700	DIAGNOSTIC OUTLIER
7	546720	0066	05/23/02	\$30,000	ESTATE ADMIN; RELATED PARTY,FRIEND,NBR
7	546930	0280	05/20/03	\$107,000	DOR RATIO
7	665470	0130	08/13/03	\$331,050	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	665470	0490	09/03/03	\$282,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	665470	0510	09/02/03	\$252,562	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	665470	0520	10/30/03	\$269,950	% COMPLETE
7	669900	0010	07/17/03	\$248,025	DIAGNOSTIC OUTLIER
7	669900	0020	09/10/03	\$280,770	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	669900	0030	09/04/03	\$284,770	DIAGNOSTIC OUTLIER
7	669900	0400	05/22/03	\$258,500	RELOCATION - SALE BY SERVICE
7	669900	0400	04/30/03	\$258,500	RELOCATION - SALE TO SERVICE
7	669900	0570	07/08/03	\$285,500	RELOCATION - SALE BY SERVICE
7	669900	0570	07/29/03	\$285,500	RELOCATION - SALE TO SERVICE
7	669900	0970	02/18/03	\$295,435	DIAGNOSTIC OUTLIER
7	669900	0990	08/04/03	\$305,210	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	680630	0090	11/20/02	\$415,000	RELOCATION - SALE BY SERVICE
7	680630	0090	11/20/02	\$415,000	RELOCATION - SALE TO SERVICE
7	680630	0190	01/04/02	\$130,000	DOR RATIO
7	680630	0200	01/04/02	\$130,000	DOR RATIO
7	680630	0260	05/04/02	\$400,000	RELOCATION - SALE BY SERVICE
7	680630	0260	05/13/02	\$400,000	RELOCATION - SALE TO SERVICE
7	680630	0420	09/23/02	\$375,000	RELOCATION - SALE BY SERVICE
7	680630	0420	09/23/02	\$375,000	RELOCATION - SALE TO SERVICE
7	680630	0480	11/07/02	\$419,950	RELOCATION - SALE BY SERVICE
7	680630	0660	06/08/02	\$186,786	PARTIAL INTEREST; EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	680630	0970	12/04/02	\$16,000	QCD;RELATED PARTY,FRIEND,NBR;DOR RATIO
7	680630	0990	11/21/02	\$410,000	RELOCATION - SALE BY SERVICE
7	689251	0110	05/19/03	\$254,450	BUILDER OR DEVELOPER SALES
7	756945	0010	12/10/03	\$239,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	756945	0030	12/19/03	\$295,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	794220	0110	08/19/02	\$104,000	EXEMPT FROM EXCISE TAX
7	794220	0110	12/06/02	\$128,500	QUESTIONABLE PER SALES IDENTIFICATION
7	809250	0430	11/20/03	\$77,888	DOR RATIO
7	809250	0660	10/01/03	\$42,859	DOR RATIO
7	809250	0910	09/30/02	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	809250	1160	09/16/02	\$151,000	NON-REPRESENTATIVE SALE
7	809250	1190	09/19/02	\$171,000	GOV AGENCY; EXEMPT FROM EXCISE TAX
7	809260	0250	09/04/02	\$160,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	809270	0090	08/12/02	\$39,551	QUIT CLAIM DEED; PARTIAL INTEREST; DOR RATIO
7	809270	0210	12/02/02	\$143,000	UNFIN AREA
7	856289	0140	04/24/03	\$282,000	RELOCATION - SALE TO SERVICE
7	856289	0970	10/12/03	\$375,000	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1050	09/08/03	\$373,491	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1070	11/12/03	\$351,647	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1080	09/30/03	\$308,495	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1090	11/13/03	\$353,711	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1130	09/17/03	\$316,810	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1140	12/07/03	\$338,842	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1270	09/22/03	\$224,950	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1290	10/26/03	\$311,647	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1300	09/24/03	\$306,247	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1310	10/28/03	\$333,636	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1320	11/19/03	\$321,669	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	856289	1330	12/01/03	\$295,104	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	858640	0076	10/01/03	\$585,750	%COMPL;ACTIVE PERMIT BEFORE SALE >25K
7	889860	0160	04/08/03	\$13,000	QCD;RELATED PARTY,FRIEND,NBR;DOR RATIO

Vacant Sales Used in this Annual Update Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	042206	9087	09/20/02	\$165,000	222591	N	N
3	052206	9051	09/24/02	\$215,000	216057	N	N
3	062206	9006	12/09/02	\$250,000	218117	N	N
3	062206	9065	07/09/02	\$225,000	220849	N	N
3	062206	9118	08/21/03	\$57,000	75814	N	N
3	072206	9187	08/21/02	\$30,000	18828	Y	Y
3	082206	9032	09/20/02	\$245,000	933491	N	N
3	082206	9119	01/04/02	\$130,000	71874	N	N
3	162206	9083	08/11/03	\$150,000	135036	N	N
3	162206	9110	11/08/02	\$125,000	108464	N	N
3	172206	9089	12/08/03	\$100,000	44431	N	N
3	172206	9101	12/19/03	\$100,000	97138	N	N
3	172206	9143	04/18/03	\$155,000	108900	N	N
3	172206	9152	02/28/03	\$115,000	155073	N	N
3	182206	9096	10/14/03	\$116,000	60548	N	N
3	182206	9149	10/03/03	\$105,000	42800	N	N
3	302306	9142	11/25/03	\$43,000	56628	Y	N
3	322306	9049	09/25/02	\$80,000	215622	N	N
3	511290	0380	01/16/02	\$54,000	21000	N	N
3	770161	0030	01/21/02	\$45,000	17400	Y	Y
3	770180	0060	10/22/02	\$33,500	15479	Y	Y
3	770260	0260	10/28/03	\$210,000	13662	Y	Y
3	770260	0540	09/30/02	\$200,000	20513	Y	Y
3	770260	0540	06/20/03	\$257,500	20513	Y	Y
3	770260	0550	07/25/02	\$150,000	19491	Y	Y
3	770260	0880	11/21/02	\$75,000	26372	Y	Y
3	770260	0890	07/18/03	\$90,000	27512	Y	Y
3	770260	930	02/20/02	\$96,000	14334	N	N
3	770260	1001	04/23/03	\$115,000	26776	N	N
3	770260	1020	06/03/03	\$139,950	41220	N	N
3	793760	0213	09/08/03	\$85,000	17000	N	N
3	793760	0420	07/28/03	\$80,000	57063	Y	Y
3	793760	0855	03/05/02	\$101,000	82328	N	N
3	793790	0130	06/01/03	\$190,000	70647	N	N
7	032205	9135	08/24/02	\$110,000	47916	N	N
7	032205	9290	03/22/02	\$36,500	15860	N	N
7	132205	9001	12/17/03	\$120,000	86684	N	N
7	132205	9151	07/01/03	\$235,000	152377	N	N
7	202206	9204	05/06/02	\$150,000	210330	N	N
7	858640	0073	09/25/03	\$140,000	16316	N	N
7	858640	74	04/04/03	\$125,000	22267	N	N
7	858640	76	03/07/03	\$140,000	20611	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 60

Sub Area	Major	Min or	Sale Date	Sale Price	Comments
3	072206	9184	04/02/03	\$30,000	LAND CHAR ARE INCORRECT
3	082206	9003	07/23/03	\$900,000	MULTI-PARCEL SALE;
3	092206	9087	06/22/02	\$2,252	EASEMENT
3	092206	9107	06/17/02	\$2,788	EASEMENT
3	172206	9043	03/15/02	\$3,865	EASEMENT
3	182206	9002	05/20/02	\$15,000	QUIT CLAIM DEED;
3	322306	9049	02/13/02	\$44,715	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	400840	0325	09/06/02	\$75,000	MULTI-PARCEL SALE;
3	770170	0250	05/29/03	\$3,500	QUIT CLAIM DEED;
3	770260	0820	10/11/02	\$16,000	NON-PERC; SALE TO RELATIVE,FRIEND, NEIGHBOR
3	869150	0040	11/07/03	\$249,180	IMP SALE-CHAR NOT PICKED UP
3	869150	0140	10/21/03	\$290,735	IMP SALE-CHAR NOT PICKED UP
3	869150	0150	11/12/03	\$361,110	IMP SALE-CHAR NOT PICKED UP
3	869150	0180	12/01/03	\$260,786	IMP SALE-CHAR NOT PICKED UP
3	869150	0240	11/24/03	\$337,205	IMP SALE-CHAR NOT PICKED UP
3	869150	0250	11/28/03	\$330,590	IMP SALE-CHAR NOT PICKED UP
3	869150	0690	11/21/03	\$343,435	IMP SALE-CHAR NOT PICKED UP
3	869150	0700	12/01/03	\$308,130	IMP SALE-CHAR NOT PICKED UP
3	869150	0710	11/06/03	\$270,120	IMP SALE-CHAR NOT PICKED UP
3	869150	0740	10/07/03	\$304,500	IMP SALE-CHAR NOT PICKED UP
3	869150	0760	12/17/03	\$277,110	IMP SALE-CHAR NOT PICKED UP
3	869150	0780	10/27/03	\$288,660	IMP SALE-CHAR NOT PICKED UP
3	869150	0810	11/11/03	\$294,597	IMP SALE-CHAR NOT PICKED UP
3	869150	0820	10/31/03	\$283,365	IMP SALE-CHAR NOT PICKED UP
3	869150	0830	12/26/03	\$286,460	IMP SALE-CHAR NOT PICKED UP
3	869150	0890	10/08/03	\$273,290	IMP SALE-CHAR NOT PICKED UP
3	869150	0900	10/27/03	\$277,135	IMP SALE-CHAR NOT PICKED UP
3	869150	0920	11/07/03	\$334,080	IMP SALE-CHAR NOT PICKED UP
3	869150	0930	12/01/03	\$330,090	IMP SALE-CHAR NOT PICKED UP
3	869150	0970	12/30/03	\$439,770	IMP SALE-CHAR NOT PICKED UP
3	955800	0620	08/26/03	\$332,000	IMP SALE-CHAR NOT PICKED UP
3	955800	0690	10/28/03	\$311,126	IMP SALE-CHAR NOT PICKED UP
3	955800	0700	10/27/03	\$270,420	IMP SALE-CHAR NOT PICKED UP
3	955800	0710	11/12/03	\$273,645	IMP SALE-CHAR NOT PICKED UP
3	955800	0720	11/26/03	\$259,955	IMP SALE-CHAR NOT PICKED UP
3	955800	0740	11/20/03	\$282,220	IMP SALE-CHAR NOT PICKED UP
3	955800	0750	12/08/03	\$289,618	IMP SALE-CHAR NOT PICKED UP
3	955800	0760	12/23/03	\$277,460	IMP SALE-CHAR NOT PICKED UP
3	955801	0050	12/02/03	\$348,785	IMP SALE-CHAR NOT PICKED UP
3	955801	0100	12/21/03	\$461,000	IMP SALE-CHAR NOT PICKED UP
3	955801	0250	12/29/03	\$259,473	IMP SALE-CHAR NOT PICKED UP
3	955801	0300	12/30/03	\$280,492	IMP SALE-CHAR NOT PICKED UP
3	955801	0310	12/17/03	\$273,326	IMP SALE-CHAR NOT PICKED UP
3	955801	0320	12/18/03	\$277,530	IMP SALE-CHAR NOT PICKED UP
3	955802	0130	10/31/03	\$428,500	IMP SALE-CHAR NOT PICKED UP
3	955802	0140	12/23/03	\$430,500	IMP SALE-CHAR NOT PICKED UP
3	955802	1100	12/01/03	\$330,000	IMP SALE-CHAR NOT PICKED UP
3	955804	0090	11/14/03	\$452,560	IMP SALE-CHAR NOT PICKED UP

Vacant Sales Removed from this Annual Update Analysis
Area 60

Sub Area	Major	Min or	Sale Date	Sale Price	Comments
3	955804	0090	12/12/03	\$509,900	IMP SALE-CHAR NOT PICKED UP
3	955804	0320	12/04/03	\$385,298	IMP SALE-CHAR NOT PICKED UP
3	955804	0550	12/03/03	\$384,548	IMP SALE-CHAR NOT PICKED UP
3	955804	0810	08/11/03	\$582,710	MULTI-PARCEL SALE;
7	001190	0140	12/16/03	\$237,000	IMP SALE-CHAR NOT PICKED UP
7	032205	9019	08/15/03	\$100,000	LAND CHAR ARE INCORRECT; NOT LISTED IN MLS
7	032205	9126	07/22/02	\$5,000	QUIT CLAIM DEED;
7	032205	9339	12/03/02	\$69,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
7	184313	0150	06/21/03	\$1,730,000	MULTI-PARCEL SALE;
7	184313	0240	12/15/03	\$257,950	IMP SALE-CHAR NOT PICKED UP
7	184313	0330	12/17/03	\$269,950	IMP SALE-CHAR NOT PICKED UP
7	184313	0360	12/17/03	\$240,757	IMP SALE-CHAR NOT PICKED UP
7	184313	0460	12/05/03	\$234,950	IMP SALE-CHAR NOT PICKED UP
7	184313	0530	12/11/03	\$234,950	IMP SALE-CHAR NOT PICKED UP
7	184313	0770	12/11/03	\$294,725	IMP SALE-CHAR NOT PICKED UP
7	202206	9031	07/29/02	\$5,545	EASEMENT
7	202206	9205	07/29/02	\$2,414	EASEMENT
7	242205	9020	12/09/02	\$160,000	GOVERNMENT AGENCY;
7	242205	9085	10/23/02	\$150,000	GOVERNMENT AGENCY;
7	242205	9085	03/06/03	\$190,000	GOVERNMENT AGENCY;
7	242205	9097	06/03/03	\$20,000	QCD; SOLD TO NEIGHBOR
7	252205	9215	03/17/03	\$450,000	MULTI-PARCEL SALE;
7	252205	9215	11/12/03	\$4,425,000	MULTI-PARCEL SALE;
7	252205	9227	09/11/02	\$550,000	MULTI-PARCEL SALE;
7	262205	9186	10/28/02	\$110,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
7	279980	0090	07/21/03	\$268,855	IMP SALE-CHAR NOT PICKED UP
7	279980	0090	09/11/03	\$261,640	IMP SALE ON WRONG LOT
7	279980	0090	11/21/03	\$293,410	IMP SALE-CHAR NOT PICKED UP
7	279980	0120	11/13/03	\$294,695	IMP SALE-CHAR NOT PICKED UP
7	279980	0140	12/30/03	\$304,682	IMP SALE-CHAR NOT PICKED UP
7	279980	0160	11/05/03	\$254,005	IMP SALE-CHAR NOT PICKED UP
7	279980	0170	12/09/03	\$276,990	IMP SALE-CHAR NOT PICKED UP
7	279980	0180	12/29/03	\$271,520	IMP SALE-CHAR NOT PICKED UP
7	279980	0190	11/12/03	\$267,855	IMP SALE-CHAR NOT PICKED UP
7	279980	0280	12/11/03	\$254,253	IMP SALE-CHAR NOT PICKED UP
7	279980	0430	12/16/03	\$281,160	IMP SALE-CHAR NOT PICKED UP
7	279980	0470	12/08/03	\$293,964	IMP SALE-CHAR NOT PICKED UP
7	279980	0540	12/09/03	\$300,530	IMP SALE-CHAR NOT PICKED UP
7	279980	0600	11/24/03	\$330,224	IMP SALE-CHAR NOT PICKED UP
7	665470	0090	12/03/03	\$303,508	IMP SALE-CHAR NOT PICKED UP
7	665470	0140	12/03/03	\$280,090	IMP SALE-CHAR NOT PICKED UP
7	665470	0170	12/17/03	\$268,700	IMP SALE-CHAR NOT PICKED UP
7	665470	0250	12/12/03	\$350,076	IMP SALE-CHAR NOT PICKED UP
7	665470	0370	11/26/03	\$291,705	IMP SALE-CHAR NOT PICKED UP
7	665470	0430	12/17/03	\$305,255	IMP SALE-CHAR NOT PICKED UP
7	665470	0470	12/29/03	\$286,950	IMP SALE-CHAR NOT PICKED UP
7	665470	0480	12/26/03	\$262,946	IMP SALE-CHAR NOT PICKED UP
7	689251	0070	11/14/03	\$35,000	QUIT CLAIM DEED;
7	689251	0260	10/20/03	\$237,500	IMP SALE-CHAR NOT PICKED UP

Vacant Sales Removed from this Annual Update Analysis
Area 60

Sub Area	Major	Min or	Sale Date	Sale Price	Comments
7	723730	0020	12/11/03	\$249,251	IMP SALE-CHAR NOT PICKED UP
7	723730	0030	12/12/03	\$266,950	IMP SALE-CHAR NOT PICKED UP
7	723730	0230	08/18/03	\$1,759,500	MULTI-PARCEL SALE;
7	723730	0820	12/28/03	\$220,950	IMP SALE-CHAR NOT PICKED UP
7	723730	1000	11/19/03	\$228,950	IMP SALE-CHAR NOT PICKED UP
7	756945	0020	12/22/03	\$259,950	IMP SALE-CHAR NOT PICKED UP
7	756945	0060	12/26/03	\$250,452	IMP SALE-CHAR NOT PICKED UP
7	756945	0070	12/14/03	\$237,426	IMP SALE-CHAR NOT PICKED UP
7	809250	0240	08/14/03	\$230,000	MULTI-PARCEL SALE;
7	856289	0980	12/17/03	\$309,950	IMP SALE-CHAR NOT PICKED UP
7	858640	0031	05/15/03	\$3,944	QUIT CLAIM DEED;

